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PALM DESERT General Plan



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PALM DESERT GENERAL PLAN

Approved By:

[Palm Desert, City Council] — Resolution No. 75-2
January 20, 1975

Planning Commission — Resolution No. 23
December 9, 1974

City planning Palm Desert

Prepared By Wilsey & Ham In Conjunction With
City Staff And The Citizens of Palm Desert,
Particularly The Citizen's Advisory Committee

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Introduction



City of Palm Desert General Plan

INTRODUCTION

Purpose and Nature of the General Plan

The General Plan provides a broad outline for the future physical, social and economic development of the City of Palm Desert. The General Plan report is designed to serve as:

- A definition of City policies to assist public and private decision making;
- A description of the vision of the citizens of Palm Desert for the future character of their City; and
- A documentation of the processes, assumptions and data leading to this vision.

The General Plan describes a broad physical and policy framework for the future which reflects the extensive work done by the citizens of Palm Desert and their consultants as documented in this report.

In addition to the broad purposes of the General Plan outlined above, the General Plan has been designed to meet the specific requirements of the California Planning and Zoning Law. These requirements include the definition of land use, circulation, housing, conservation and open space, transportation noise, seismic, safety, scenic highways, and waste management elements within all California city General Plans. Urban design, population/economics, public facilities and implementation have been added to these required elements to meet the objectives of the Palm Desert General Plan program.

Regional and Local Context

The City of Palm Desert is located in the west central portion of the Coachella Valley between Palm Springs and Indio, as indicated in Figure i-1. The Coachella Valley can be roughly divided into two major zones with the City of Palm Desert placed between these zones:

- The northern portion of the valley is characterized by resort and retirement communities with a focal point being the City of Palm Springs.
- The southern portion of the valley is predominantly agriculture in nature. Indio represents the major center in this area.

Palm Desert is generally associated more with the northern portion of the valley. However, the City still retains significant groves of date palms which are common throughout the southern area.

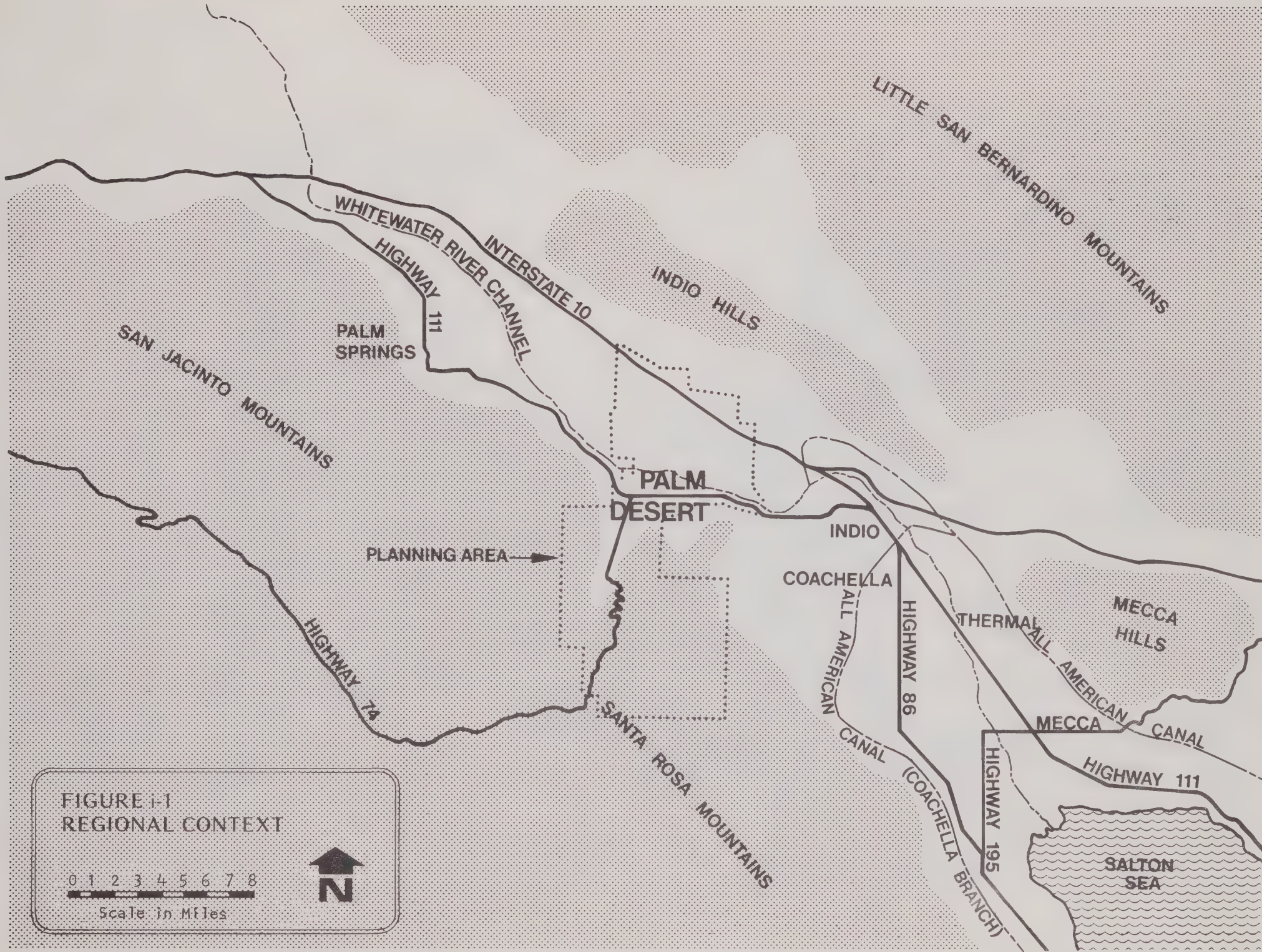


FIGURE i-1
REGIONAL CONTEXT

0 1 2 3 4 5 6 7 8

Scale in Miles



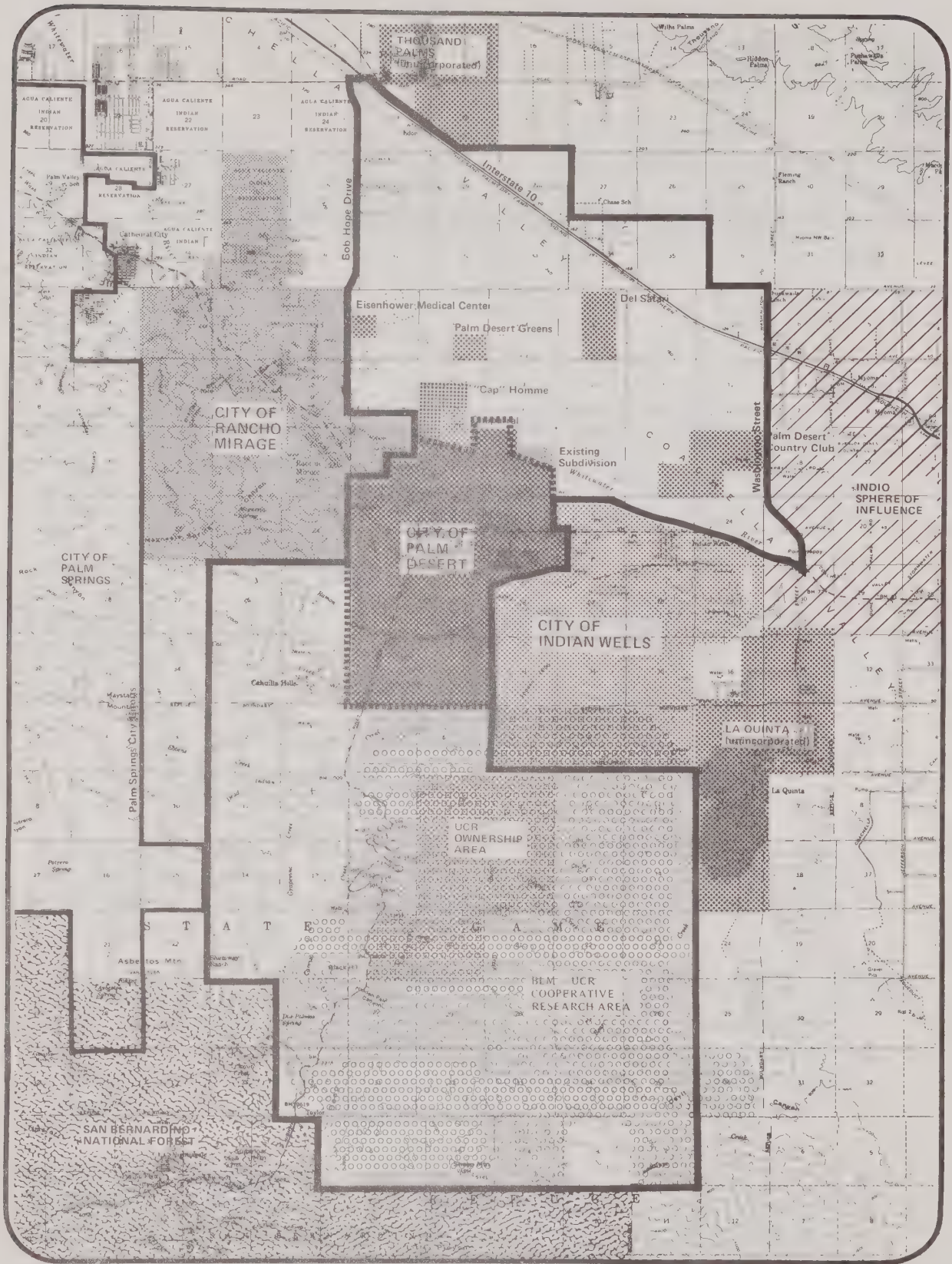


FIGURE i-2
LOCAL CONTEXT



WILSEY & HAM

Figure i-2 indicates the planning area which includes the incorporated boundaries of Palm Desert and the general area proposed by the City for its Sphere of Influence. The selection of this area as the planning area has been based on a variety of factors. They include:

- Natural/Environmental Determinants
- Growth Trends in Population
- Fiscal Analysis

The City's incorporated area represents the area of greatest influence on future development. Within this area the City can exercise a full range of zoning and police powers. The Sphere of Influence is the area over which the City has the next degree of influence since it represents the potential boundaries of the City.

How the Plan was Developed

The Palm Desert General Plan was developed through a planning process involving:

- the City Council, Planning Commission and staff
- the Citizen's Advisory Committee (CAC)
- various public entities or agencies outside the City
- Wilsey & Ham personnel
- the citizens of Palm Desert

The planning process began in April of 1974 with a series of neighborhood meetings sponsored by the Citizen's Advisory Committee. The result of these meetings was a preliminary definition of goals and objectives by the CAC.

This initial meeting was followed by a series of meetings throughout the months between April and December 1974. Early meetings focused on the Highway 111 Area and Sphere of Influence studies with both of these providing valuable inputs into the General Plan. More intensive meetings were resumed in the fall and culminated with the presentation of the Preliminary Draft of the General Plan on October 3.

Following CAC, Council, Commission, City Staff and public comments about the Preliminary Plan at public meetings on October 3, extensive written and mapped comments were also prepared by the CAC and City Staff as inputs to Wilsey & Ham.

These comments were generally incorporated into a Public Hearing Draft which was presented to the City on November 12. Comments not incorporated were explained by Wilsey & Ham. Finally, some additional changes were incorporated into the Plan as a result of the December Commission and January Council hearings.

How to Read the Plan

The Plan has been divided into eight individual elements. Each element has four sections:

- Introduction
- Goals and Objectives
- Background
- Implementation Policies

The Introduction sections explain the purpose of each element. The Goals and Objectives sections represent City policies regarding what ends are to be achieved by the plans and implementation policies. The Background sections provide necessary inventory information and describe problems and opportunities related to realizing the goals and objectives of each element. The fourth section, the Implementation Policies, represents the actions recommended by the General Plan to achieve the goals and objectives of the element. The officially adopted portions of the Plan are the Goals and Objectives and the Implementation Policies sections including any maps or figures which are referenced within these policies.

The Waste Management and Recreation Elements of the plan are included within the Public Facilities Element for purposes of organization and clarity.

1. Land Use Element



City of Palm Desert General Plan

1 LAND USE ELEMENT

INTRODUCTION

The Land Use Element of the City of Palm Desert General Plan represents a composite of other General Plan Elements in physical form. As a composite, the Land Use Element includes recommendations for the physical structuring of the community based on the population and land allocation data included in the Population/Economics Element and the residential density proposals included in the Housing Element.

The actual physical structure of the Plan takes into account the existing development patterns within the City and Sphere of Influence and anticipated development trends. It is based, in part, on the assumption that the major structuring elements of the City of Palm Desert, such as the Highway 111 commercial areas, the College of the Desert, Eisenhower Medical Center, the University of California Deep Canyon Research Center, and the Living Desert Reserve are now established and will retain their prominence as major focal points within the community.

Of particular concern in the Land Use Element are the relationships between various uses of land and the relationship between the land use pattern and the various systems and facilities that will ultimately define the City's structure.

GOALS AND OBJECTIVES

Goals

- DEVELOP RELATIONSHIPS BETWEEN LAND USES WITHIN THE CITY THAT WILL MEET THE BASIC HUMAN NEEDS OF THE CITY OF PALM DESERT AND THE SPHERE OF INFLUENCE.
- DEVELOP RELATIONSHIPS BETWEEN LAND USES WITHIN THE CITY THAT WILL BRING CITY COSTS AND REVENUES INTO BALANCE OVER TIME.
- DEVELOP A LAND USE PATTERN THAT TAKES OPTIMUM ADVANTAGE OF THE CITY'S NATURAL ASSETS INCLUDING VIEWS, MOUNTAIN AREAS AND THE DESERT FLOOR.

Objectives

- MINIMIZE CONFLICTS BETWEEN LAND USES CREATED BY DRASTIC VARIATIONS IN INTENSITIES OF USE, DENSITIES AND ACCESS REQUIREMENTS.
- DEVELOP LAND USE RELATIONSHIPS THAT ARE EFFICIENT AND COMPATIBLE, YET ALLOW THE FLEXIBILITY THAT IS NECESSARY TO RESPOND TO CHANGES IN SOCIO-ECONOMIC FACTORS.
- MINIMIZE PREMATURE PUBLIC COST THROUGH DEVELOPMENT OF A COMPACT NON-SPRAWLING LAND USE PATTERN.
- MAINTAIN THE CHARACTER OF PALM DESERT AND CREATE THE BEST POSSIBLE LIVING ENVIRONMENT FOR RESIDENTS.

BACKGROUND

Regional Context

The framework for the Palm Desert Land Use pattern is regional in nature; it has been generated by environmental factors, population trends, economic factors and locational decisions that, in many cases, are external to the City or result from regional circulation patterns.

As Palm Desert continues to develop, Valley serving uses and regional environmental factors such as blowsand, hillside preservation and natural reserves will continue to exert strong pressures on the local land use pattern. Dealing with many of the regional issues that will confront the Coachella Valley over the planning period will require a creative and cooperative approach by the various public agencies serving the area.

While Palm Desert will necessarily play an increasingly important role in the development of the Valley, it should be noted that much of the new residential development will occur outside the existing corporate limits where large tracts of vacant land are readily available. As these tracts are developed, they will have a strong influence on the desirability of the City and its image as a quality community.

Existing Land Use

Palm Desert's 8.86 square miles contain a variety of land uses that have developed in response to socially determined decisions, economic growth, and technological change. The patterns that exist within the City are not random. They have been generated by the comparative advantages of certain areas for various uses, and the existing patterns will necessarily have a large impact on the City's policies for future land uses.

The table on page 1.B.1.a (Figure 1-1) identifies the City's current land use inventory, while the air photo (Figure 1-2) illustrates the development pattern associated with the current inventory.

FIGURE 1-1
EXISTING LAND USE INVENTORY

<u>USE</u>	<u>ACRES</u>	<u>%</u>
Residential		
Very Low Density	145.1	2.6
Low Density	428.8	7.6
Medium Density	390.3	6.9
High Density	59.0	1.0
Commercial	68.9	1.2
Industrial	--	--
Institutional	216.5	3.8
Agriculture	232.6	4.1
Open Space		
Public	86.1	1.5
Private	176.3	3.1
Vacant (includes roads)	<u>3866.7</u>	<u>68.2</u>
TOTAL CITY	5670.3	100.0

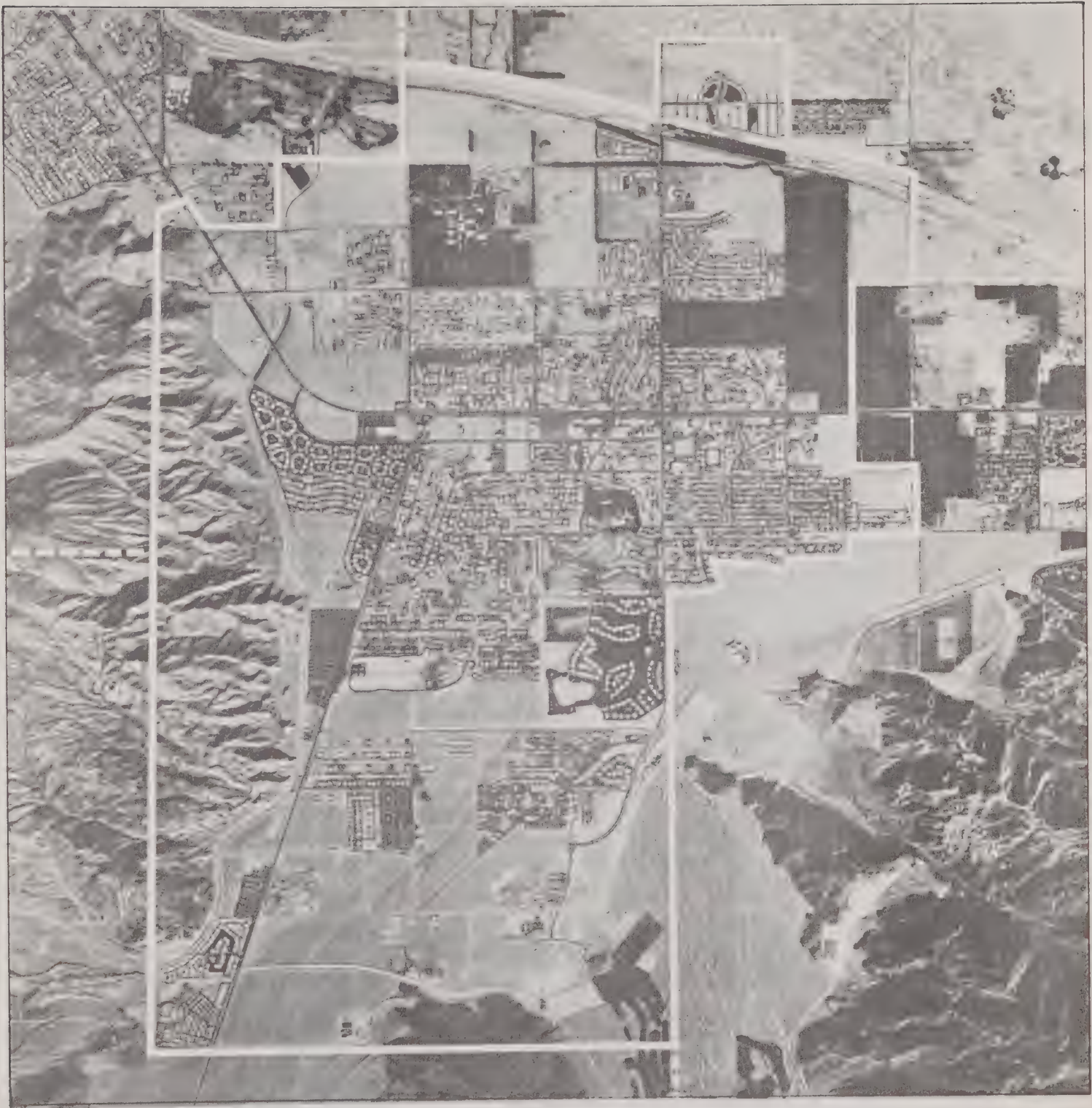


FIGURE 1-2
AERIAL PHOTOGRAPH OF EXISTING CITY DEVELOPMENT

- Palm Desert City Limits
- - - - Palm Desert Planning Area

Major factors evident within the existing land use pattern include:

1. The low density character of the residential areas. Palm Desert residential areas are developing at densities averaging from approximately 4.5 to 6 living units per residential acre. Densities in this range create a development pattern that is land intensive. Residential areas occupy approximately 1023 acres or 18.1 percent of the total City area. While densities similar to those of Palm Desert are not unusual, they tend to result in a sprawling residential pattern that increases public service cost.
2. Commercial areas within the City are dispersed along Highway III and El Paseo. The pattern of development in this area is similar to commercial strip areas found throughout other portions of the Coachella Valley. Recently the pattern of development along the Highway III/El Paseo area solidified with: (1) El Paseo developing as a major specialty retail and office area; (2) the western portions of the Highway III area becoming the primary shopping area anchored by Palms to Pines Center; and (3) the north side of Highway III becoming oriented toward service, automotive related and office commercial uses.
3. Public uses, with the exception of the College of the Desert and other educational uses, are currently clustered at the eastern end of El Paseo with the Post Office, Library, temporary City Hall, and CVAG Offices as the primary uses. While this area is developing as the principal civic area it should be noted that the primary public office space is within private structures and the expansion potential for public uses is limited.
4. Educational uses within the planning area include the College of the Desert, Washington and Lincoln Schools and the Palm Desert Middle School. These facilities and facilities currently under study by the Desert Sands Unified School District represent potential structuring elements for the residential areas. The College of the Desert, an existing facility, and the proposed cultural center may provide a citywide focal point and represent the nucleus for the City's major civic area.
5. Open spaces within the City and the Sphere of Influence include the Living Desert Reserve, University of California at Riverside's Deep Canyon Research Center, existing date groves, the Big Horn Sheep Reserve and Sand Dune areas to the north of the Whitewater Flood Control Channel.

These existing open space areas provide a major structuring element to the City and Sphere of Influence, and if integrated into the City's development pattern will provide strong community identity and direction to the nature and type of growth that will occur.

Problems

Problems identified within the existing development context include:

- . The regional nature of the urbanization process impacting Palm Desert and the lack of clearly defined responsibilities for guiding regional growth as it relates to the City of Palm Desert.
- . The nature of the development process which may generate development of large residential areas outside the current corporate limits of Palm Desert and result in urban sprawl with its resultant increases in service costs.
- . The scattered development pattern within the existing corporate limits which makes development of some of the individual parcels uneconomic at current densities.
- . The nature of the existing commercial development that has dispersed retail facilities over an extensive area and could ultimately limit the development of a viable downtown retail core.

Opportunities

Opportunities evident in the existing development context include:

- . The potential to preserve major open space areas that will give form and structure to the development pattern.
- . The potential to provide major focal points within the community based on existing and proposed developments such as the College of the Desert and Eisenhower Medical Center.
- . The potential to structure residential areas as distinct communities related to schools and other public facilities.
- . The potential to develop innovative residential areas due to the undeveloped status of major land holdings within the City and Sphere of Influence.
- . The potential to strengthen the existing commercial core through addition of a major retail complex and associated specialty retail facilities.

The Land Use Plan

The Land Use Plan (Figure 1-3) includes recommendations for each of the major land uses represented within the City and the Sphere of Influence. The basic structuring elements included in the Plan are:

1. University of California Deep Canyon Research Center
2. The mountainous and foothill areas to the south of the existing corporate boundaries.
3. The Highway 111/El Paseo Commercial Areas
4. The College of the Desert
5. Eisenhower Medical Center
6. The Whitewater Wash
7. The Sand Dune areas north of the Whitewater Wash
8. Interstate 10
9. The Living Desert Reserve

Each of these elements represent dominant factors within the existing land use context that offer identity and physical structure to the community.

Commercial Areas

Commercial areas recommended in the Plan include a variety of commercial uses clustered into series of regional, convenience and specialized activity centers.

Regional Commercial/Core Area Commercial

Regional and Core Commercial areas are recommended adjacent to Highway 111 and El Paseo, extending from the westerly intersection of El Paseo/Highway 111 and Highway 74 on the west to the corporate limits on the east.

Commercial uses within this area provide the primary retail and office space for Palm Desert and the Sphere of Influence. Developments will consist of:

1. Full line retail outlets serving the entire Coachella Valley.
2. Speciality retail uses located within shopping centers and individual shops along Highway 111 and El Paseo.
3. Office uses oriented toward the professional and financial community.
4. Eating, drinking and entertainment uses including a variety of restaurants and hotel facilities.
5. Service and Automotive related commercial uses.

Within the Central or Core Commercial area it is anticipated that approximately 73.5 acres will be devoted to mini or sub-regional commercial uses developed within largely self-contained shopping centers, and the remaining 159.5 acres will be developed with office, specialty eating, drinking, entertainment and service uses.

Convenience commercial areas are distributed throughout the northern and southern residential neighborhoods and will provide a variety of personal services and retail uses required on a daily basis by village residents.

District Commercial areas are recommended in five locations including:

1. Cook Street and the diagonal street south-east of Monterey;
2. Southeast of Portola Avenue (southerly) extended;
3. Country Club Road southeast of Monterey;
4. Country Club Road northwest of Cook Street.
5. South side of 42nd Avenue west of Washington.

Each of these five developments are recommended as commercial centers occupying 5-15 acres with a neighborhood grocery and/or drug/variety store as the primary tenant..

Specialized Commercial

Specialized Commercial areas are recommended adjacent to the Country Club and Bob Hope Drive, at Interstate 10 and at the eastern entrance to the City along Highway III. These include properties directly associated with Eisenhower Medical Center and would consist of a variety of uses including:

- . Medical related offices and research facilities;
- . Hotel facilities; and
- . Convenience commercial uses.

Uses in this area could best be developed as a business/commercial park with identity and image provided by proximity to Eisenhower Medical Center.

As Palm Desert continues to develop, largely as a series of planned residential units or neighborhoods, the opportunities may be present to integrate certain commercial elements recommended for the district commercial centers into the residential developments along with eating and drinking establishments and other specialized uses (golf and tennis pro-shops). While not indicated specifically in the Land Use Plan, the integration of small scale commercial uses into residential planned developments is recommended as desirable both

in relation to providing a distinct identity to the residential areas and increasing the convenience of neighborhood commercial facilities to the market they most directly serve.

Residential Neighborhoods

Residential uses within the City and Sphere of Influence are incorporated into a series of twenty-five neighborhoods with densities ranging from an average of 1 to 18 units per acre. Development within each density range indicated below may exceed the density for each range only if a development of sufficient lesser density is provided to bring the overall density into the range.

Density shall be defined on gross acre basis with gross acres being defined as land exclusive of General Plan rights-of-way.

The various neighborhood structures are indicated as follows:

- . High Density Neighborhoods immediately adjacent to the Eisenhower Medical Center and the College of the Desert. These neighborhoods include 68.9 acres of land and would be developed at densities ranging from 7-18 units/acre. Development within the High Density Neighborhoods could consist of a mixture of apartments, condominiums and conventional detached housing developed under specific development plans.
- . Medium Density Neighborhoods include the areas north of the Whitewater Flood Control Channel extending south of Country Club and surrounding the Eisenhower Medical Center. In the south Medium Density Neighborhoods include the areas north of the Core Commercial area, west of Highway 74, east of Portola Avenue south of Highway 111 and south of Mesa View Drive between Portola Avenue and Highway 74. These neighborhoods are to be developed at densities ranging from 5 to 7 units per acre.
- . Low Density Residential Neighborhoods are recommended for the southern portions of the existing City and the areas north of the Whitewater Flood Control Channel between Cook and Portola, and south of Country Club. In the south low density areas occupy the area between Shadow Mountain Drive and Haystack between Portola Avenue and Highway 74. These areas include approximately 2,528.8 acres to be developed at densities ranging from 3 to 5 units per acre.
- . Very Low Density Residential Areas are located north at the proposed Cook Street alignment and Country Club Drive in the north and in the foothills area in the southern district. These areas are proposed for residential development at 1 to 3 units per acre.

Industrial Areas

Industrial areas are located in 2 groupings including:

- 1187.6 acres adjacent to the Southern Pacific right-of-way and Interstate 10 in the northern portion of the planning area.
- 142.2 acres west and east of Cook Street and north of the Whitewater Flood Control Channel.

These areas are proposed as industrial/business parks with uses oriented toward storage, distribution, assembly, service commercial, and research and office facilities.

Public/Institutional Uses

Public uses are discussed fully in the Public Facilities Element of the General Plan and include a variety of uses that are to be interspersed within the residential neighborhoods. Major focal points within the public facility network include:

- Eisenhower Medical Center;
- College of the Desert and the associated Cultural and Civic Center areas; and
- Living Desert Reserve.

Open Space

The Open Space network is discussed fully in the Urban Design Element, Public Facilities Element and the Open Space Element. Generally the system includes:

- A system of recreational parks located throughout the residential neighborhoods.
- Natural Reserves including:
 - The Big Horn Sheep Reservation
 - The Deep Canyon Research Center
 - The Living Desert Reserve.
- The Whitewater Flood Control Channel.
- The Date Palm Preservation Area.
- Hillside and mountain areas in the southern portion of the Plan's sphere.

IMPLEMENTATION POLICIES

While implementation policies are covered fully in the Implementation Element of the Plan, the general policies for land use are:

- . DEVELOPMENT OF LAND USE REGULATIONS THAT WILL ENCOURAGE INFILL HOUSING IN DEVELOPED SECTIONS OF THE CITY AND PROVIDE FOR INNOVATIVE RESIDENTIAL DEVELOPMENT IN UNDEVELOPED AREAS.
- . ENSURE DEVELOPMENT IS ADEQUATELY SERVED BY UTILITIES AND PUBLIC FACILITIES AT THE TIME OF OCCUPANCY.
- . BALANCE THE DEVELOPMENT OF RESIDENTIAL AREAS WITH THE DEVELOPMENT OF REVENUE GENERATING USES.
- . TIME THE ZONING FOR COMMERCIAL AND INDUSTRIAL AREAS WITH LAND ABSORPTION TRENDS FOR COMMERCIAL AND INDUSTRIAL USES WITHIN THE COACHELLA VALLEY
- . AGGRESSIVELY PURSUE A PROGRAM FOR THE UNIFICATION AND INTEGRATION OF THE CORE COMMERCIAL AREA TO INSURE ITS VIABILITY AS THE MAJOR SHOPPING COMPLEX.
- . DEVELOP PROGRAMS FOR OPEN SPACE CONSERVATION BASED ON ACQUISITION OF FEE TITLE AS WELL AS OTHER CONSERVATION TECHNIQUES.
- . ACTIVELY PROMOTE A PROGRAM FOR THE CONTINUED COOPERATION OF ALL LAND PLANNING AGENCIES WITHIN THE PALM DESERT SPHERE OF INFLUENCE.
- . EXAMINE ALL DEVELOPMENT IN LIGHT OF THE EFFECT ON AIR QUALITY, WATER, AND ENERGY.

2. Urban Design Element



City of Palm Desert General Plan

2 URBAN DESIGN ELEMENT

INTRODUCTION

Urban design may be defined as the development of an efficient, convenient and aesthetically pleasing three-dimensional city form which is responsive to:

- The human need for orientation by means of a structured environment;
- The opportunities and constraints of existing natural and man-made elements;
- The technological potentials of circulation, transit and communication networks; and
- Existing institutional requirements.

Urban design, at the general plan scale, may be defined as the development of an overall city form which:

- Creates logical and efficient two-dimensional patterns of land use activities;
- Provides appropriate levels of access to varying types and intensities of land uses;
- Preserves and enhances natural features such as vegetation, wildlife or topographic features;
- Preserves and enhances man-made features of historical or archaeological significance;
- Responds to emerging technological potentials in areas such as communication, transportation and construction;
- Articulates and unifies subareas of appropriate size and scale such as districts or neighborhoods;
- Responds to the realities of economic relationships as defined in the marketplace and the needs of public institutions as defined by the public sector; and
- Structures circulation, open space and land use patterns so as to create a perceptual structure of appropriate city entry points, edges, focal areas and landmarks.

GOALS AND OBJECTIVES

Goals

- DEVELOP A CITY THAT IS VISUALLY ATTRACTIVE, EFFICIENTLY AND CONVENIENTLY ORGANIZED, AND PERCEIVABLE BOTH FUNCTIONALLY AND PSYCHOLOGICALLY.
- PRESERVE ELEMENTS OF THE DESERT AND HILLSIDE ENVIRONMENTS TO BALANCE AND COMPLEMENT THE DEVELOPED PORTIONS OF PALM DESERT.

Objectives

- DEVELOP A SYSTEM OF CITY EDGES, ENTRY POINTS, FOCAL AREAS AND LANDMARKS THAT WILL SERVE TO DISTINGUISH PALM DESERT FROM THE SURROUNDING COVE COMMUNITIES AS SUGGESTED IN FIGURE 2-1.
- UTILIZE BUILDING MASSES, ARCHITECTURAL, COLOR AND FACADE TREATMENTS TO CREATE UNITY AND IDENTITY IN THE VARIOUS COMPONENTS OF THE CITY (RESIDENTIAL AREAS, CIVIC AREAS, COMMERCIAL AREAS, ETC.).
- ESTABLISH A DESIGN REVIEW PROCESS WHICH PROVIDES A MECHANISM AND GUIDELINES FOR EVALUATING DEVELOPMENT PROPOSALS IN RELATION TO GENERAL PLAN RECOMMENDATIONS.
- DEVELOP A PROGRAM THAT WILL MAINTAIN THE VISUAL QUALITY OF THE HILLSIDES AND SAND DUNES SURROUNDING OR WITHIN PALM DESERT THROUGH HILLSIDE DEVELOPMENT GUIDELINES AND ORDINANCES.
- DEVELOP A SYSTEM OF LANDSCAPING FOR ALL MAJOR STREETS AND INTERSECTIONS AS SUGGESTED IN FIGURE 2-2.

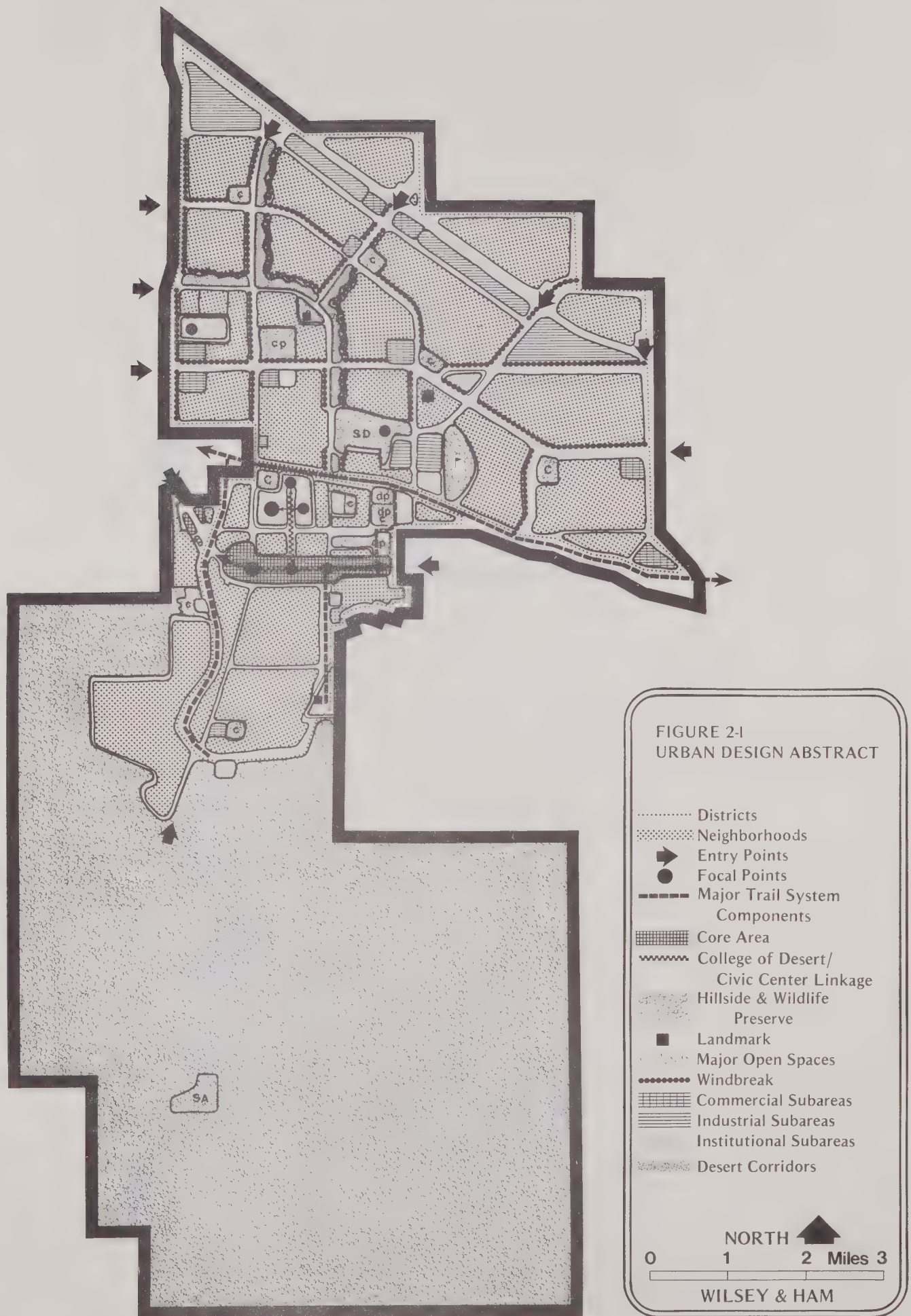
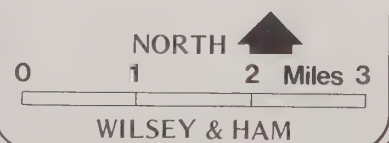




FIGURE 2-2
STREETSCAPE ABSTRACT

- Landscaping at Major Intersections
- Landscaping along Major Streets



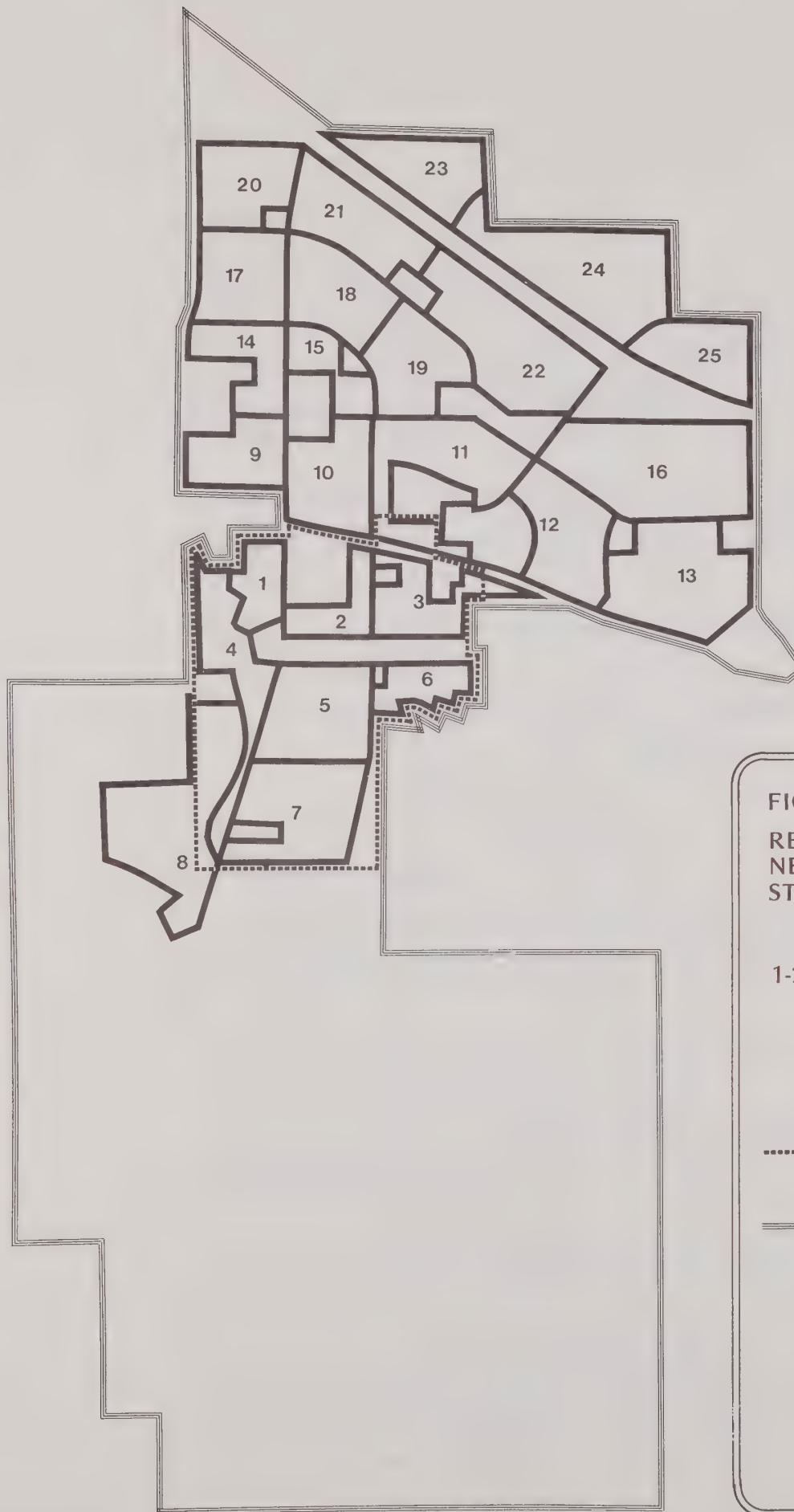


FIGURE 2-3
RESIDENTIAL
NEIGHBORHOOD
STRUCTURE

1-25 Neighborhood
 Numbers as
 Referred to in
 Figure 4-6

..... Palm Desert
 City Limits

===== Planning Area

Sphere of Influence

BACKGROUND

Elements of the Urban Design Approach

Two-Dimensional Land Use Patterns

The spatial organization of a planning area and the relationships between various functional elements within a planning area are defined within the context of a two-dimensional land use pattern. The patterns which evolve must define physical parameters for urban design activities and respond to:

- . Economic opportunities and constraints including the nature of demand for various land uses, land absorption rates, the intensity of development that is anticipated and resultant land requirements;
- . Natural factors such as open space, soils, wildlife habitat and geologic conditions;
- . Existing development and the existing development patterns;
- . Circulation, parking and transit requirements; and
- . Urban infra-structure requirements.

Three-Dimensional Elements

The urban design framework for a planning area ultimately evolves from the integration of two-dimensional physical plans with the elements that create three-dimensional form. The urban design process includes:

- . Analysis and identification of functional and aesthetic sub-areas within an overall planning area;
- . Analysis of the mix of activities and structural relationships existing within each sub-area to identify elements which should be changed or reinforced;
- . Definition of the existing edge, barrier and linkage conditions that either separate or join sub-areas and/or specific development units within sub-areas;
- . Analysis of the "grain" of building masses within sub-areas to see if it reflects economic potentials, the capabilities of supporting infrastructure including items such as streets, pedestrian ways and transit and relationships to existing natural or man-made features;

- . Analysis of the availability of and needs for "connectors" between and within sub-areas such as pedestrian ways and transit systems;
- . Analysis of the structure of existing "focal points" in terms of activity, architectural character or mass, historical significance and relationships to transportation on open space systems; and
- . Recommendations for a new urban design structure which joins the analysis of existing conditions outlined above with definition of potentials for change--defined in terms of land utilization, access, and economic/market factors.

Recommended Urban Design Structure

The recommended urban design structure is a composite of networks and systems which each respond to varied citizen objectives and planning area constraints and opportunities of the type described above. Major aspects of the recommended structure include:

Districts

The planning area is conceived of having three distinct districts.

The Central District is composed of two major subareas north and south of the Core Area and is generally defined by the Whitewater Flood Control Channel on the north, flood control levees on the south and by the bases of adjacent mountains to the east and west. It approximates in the area of the existing City of Palm Desert and is located on the relatively flat and sheltered portion of the desert floor.

The Southern District is characterized by mountainous areas extending southward to the San Bernardino National Forest and includes several areas suitable for urbanization in the alluvial fans extending into major canyons from the desert floor.

The Northern District is generally defined on the south by Whitewater Flood Control Channel, by Interstate 10 on the north and by adjacent jurisdictions on the east and west. It is an area characterized by blowsand conditions and some beautiful sand dunes.

Neighborhoods

The planning area consists of 25 neighborhoods tied into the district structure. Neighborhoods are defined wherever possible by either natural edges, such as the base of the mountains, or by man-made elements such as roads.

Neighborhoods are conceived as basic residential and identification units varying in population from 400 to 9000 people.

Focal Points

Within the various districts of the planning area are focal points related to either major institutions or natural features.

Key focal points include:

- . Eisenhower Medical Center
- . Sand Dune Park
- . College of the Desert
- . Civic Center
- . Cultural Center
- . Living Desert Reserve
- . Boyd Research Center - University of California at Riverside
- . The Core Commerical area

The focal points are important in providing a special sense of identity for Palm Desert and in reflecting the City's role as a central place in the Coachella Valley.

Entry Points

The planning area has a number of entry points from adjacent jurisdictions or areas. These include:

- . The freeway interchanges;
- . The transition areas from the adjacent jurisdictions of Rancho Mirage and Indian Wells; and
- . The transition from the mountains to the alluvial fans on Highway 74.

Landmarks

Within the various districts there are a number of potential orientation points. Potential landmarks are often located at the natural focal points discussed above. These are areas where buildings of special height, size or architectural character would be appropriate to give a sense of orientation or direction; or areas of an unusual natural character combined with a key position in the circulation system. Key existing or potential landmarks areas include:

- . Areas related to the approaches from the Interstate system;
- . Areas related to the approaches to the Commerical Core Area from Highway 111, Highway 74 and San Pablo; and
- . The potential axial relationships between the Core Area, College of the Desert, Civic Complex and Cultural Center.

District Linkages

Each of the circulation systems performs a linking function. Palm Desert has the potential of being a City whose districts are linked not only by roads but also by open space elements, bicycle trails hiking and equestrian trails and public transit.

Key District linkages include:

- . Bob Hope Drive;
- . Monterey/Highway 74;
- . The Eisenhower Medical Center/College of the Desert linkages formed by Frank Sinatra Drive and Cook Street;
- . The hiking/equestrian trail and flood control open space networks;
- . The bicycle and golf cart trail system linking all community parks and all 25 neighborhoods;
- . The Core Area to Civic/Cultural Complex tram system; and
- . The windrow systems which will provide a strong unifying element in the northern district.

Problems

- . The general public, while perhaps desiring the objectives of an efficient, beautiful, diverse and unified City, has had little exposure to the types of urban design processes and theories which can achieve these desired objectives.
- . The 82 square mile size of the planning area makes comprehension of the potential for a unified urban design difficult for many to perceive.
- . The existing City has generally developed as a piecemeal composite of individual projects rather than in relationship to any established structure of districts or neighborhoods.
- . The three districts of the planning area are diverse in character and represent a challenge to unify in terms of an overall city character.
- . The central location of the planning area in the Coachella Valley, combined with a desirable climate and setting, create development pressures that represent potential environmental problems if not properly managed.
- . Highway 111 and the Whitewater Flood Control Channel represents a potential barrier to interaction between residents of various neighborhoods or districts.

Opportunities

- . The planning area possesses an abundance of natural features that can lend variety, distinction and unity to the development of a city.
- . The planning area has a large percentage of undeveloped land that can be developed with improved concepts in environmental planning.
- . The planning area possesses some distinctive institutions and areas, such as the College of the Desert, the Core Area, Eisenhower Medical Center and the Living Desert Reserve which can serve as focal points in an overall design structure.
- . Property owners, both in the City and the northern district, have demonstrated an interest in the process of planning for a quality city.
- . The City is involving its citizens in all aspects of city planning which should lead to a continuing level of citizen awareness about the potentials for good design at citywide and neighborhood, as well as individual project, scales.

IMPLEMENTATION POLICIES

The City shall:

- CONTINUE TO COORDINATE ITS PLANNING WITH INTERESTED AGENCIES, PROPERTY OWNERS AND INSTITUTIONS IN ALL DISTRICTS.
- DEVELOP A CITY OF VARIED LIVING UNITS COMPOSED OF DISTRICTS, NEIGHBORHOODS AND PROJECTS.
- ESTABLISH A PLANNING PROCESS FOR CREATING GOOD NEIGHBORHOOD DESIGN.

Such a process might be done by private planners of the land owners controlling the development within a particular neighborhood; or, it might be done by the City in cooperation with developers.

- UTILIZE PROVISIONS OF ITS ZONING ORDINANCE TO PROVIDE GUIDELINES IN AREAS SUCH AS HILLSIDES, CIVIC AREAS AND OTHER SPECIAL AREAS.
- CONTINUE TO DEVELOP MORE DETAILED PLANS FOR SPECIAL AREAS, SUCH AS THE CORE AREA AND CIVIC CENTER, AS THE NEED FOR MORE SPECIFIC PLANNING BECOMES APPARENT.
- PROVIDE ATTRACTIVE AND SUITABLE LANDSCAPING ON ALL MAJOR STREETS AND GATEWAYS TO THE CITY.
- DEVELOP PARKS FOR RECREATION AND OPEN SPACE PRESERVATION WHICH MAINTAIN THE NATURAL DESERT ENVIRONMENT.
- UTILIZE THE PROVISIONS OF THE ZONING AND DESIGN REVIEW ORDINANCES TO MAINTAIN THE BEAUTY OF THE MOUNTAIN AREAS SURROUNDING PALM DESERT.
- ESTABLISH AN EDUCATIONAL PROCESS TO MAKE LOCAL CITIZENS AWARE OF THE CONTINUING NEED TO UPGRADE THE VISUAL QUALITIES OF THE CITY BY PRESERVING THE NATURAL ENVIRONMENT AND BY REQUIRING HIGH QUALITY IN MAN-MADE DEVELOPMENT.
- ESTABLISH A PLANNING PROCESS TO STUDY NIGHT LIGHTING PROBLEMS.
- MAKE ADEQUATE PROVISION FOR SHADE WHEN PLANNING FOR PARKS, PEDESTRIAN AREAS, PUBLIC AND PRIVATE PARKING LOTS, AND TRANSIT CORRIDORS IN THE CITY.
- UTILIZE INDIGENOUS PLANTS IN LANDSCAPING WHENEVER APPROPRIATE.

3. Population /Economics Element



City of Palm Desert General Plan

3 POPULATION/ECONOMIC ELEMENT

INTRODUCTION

Population and economic information provides a general background for development of other General Plan elements. Population density, distribution, age and income structure and other characteristics determine needs for a wide range of public and private facilities. Economic development in the local area and region provides the impetus for development and population growth. Public policy can effect population and economic factors to change the pattern of development in directions established by the community.

GOALS AND OBJECTIVES

Goals

- . ENSURE VIABILITY OF THE ECONOMY OF PALM DESERT OVER TIME TO PREVENT LARGE PUBLIC EXPENDITURES FOR RENEWAL IN THE FUTURE.
- . ENSURE THAT CITY REVENUES WILL BE ABLE TO MEET EXPENDITURES TO PROVIDE A HIGH LEVEL OF SERVICES WITHOUT A BURDENSOME LEVEL OF TAXATION.
- . PROVIDE FOR "LIFE CYCLE" POSSIBILITY IN HOUSING, SERVICES, ETC., SO ALL PERSONS IN THE COMMUNITY WILL HAVE A FULL RANGE OF SOCIAL CONTACTS.
- . ESTABLISH COMMERCIAL AND INDUSTRIAL USES AS ECONOMICALLY VIABLE, ATTRACTIVE, INTERESTING, AND WELL RELATED TO OTHER LAND USES.

Objectives

- . PROVIDE A VARIETY OF HOUSING TYPES MEETING THE NEEDS OF DIFFERENT FAMILY TYPES, INCOMES, ETC.
- . ENSURE A STABLE ECONOMIC BASE.
- . ESTABLISH A BALANCE OF LAND USES THAT ENSURES THE CITY WILL BE ABLE TO PROVIDE NECESSARY MUNICIPAL SERVICES.
- . PHASE DEVELOPMENT IN A WAY THAT MINIMIZES THE EXTENSION OF PUBLIC FACILITIES AND SERVICES OVER LARGE AREAS BEFORE FULL DEVELOPMENT.
- . ENCOURAGE COMMERCIAL CENTERS AS INTERESTING CENTERS OF ACTIVITY.
- . ENSURE THAT INDUSTRIAL USES DO NOT HAVE UNDESIRABLE EXTERNAL EFFECTS ON OTHER LAND USES OR THE ENVIRONMENT.
- . ENCOURAGE MUTUALLY BENEFICIAL RELATIONS BETWEEN THE COLLEGE AND THE COMMUNITY.

BACKGROUND

Palm Desert exists because of the Coachella Valley. This growth has occurred because of a variety of factors making the area an important resort and residential community. The economics of resort and retirement living, as well as the resultant service and commercial consolidations, has led to residential development in various centers in the Coachella Valley. The arid climate, attractive natural environment and the desert attracts residents. These factors lead to continuing anticipated growth in Coachella Valley to the extent that land remains available for development of residential and supportive uses.

Population Trends and Projections for Palm Desert

As background for determining the future population of Palm Desert, the historical population growth of Riverside County, Coachella Valley and Palm Desert was analyzed. These population trends are shown in Figure 3-1. The Palm Desert Census Division grew at a faster rate (377 percent) than either the County (49.9 percent) or the Coachella Valley (61.1 percent).

State Department of Finance Projections are used by the Riverside County Department of Development as a baseline for development in Riverside County. These projections used Bureau of Census Series D projections for natural increase (2.45 births per woman in her lifetime). Series D projections assumed that net in-migration into California would increase from its low of 26,000 in 1970-71 to 100,000 by 1975 and stabilize at 150,000 per year in 1979-80 and thereafter. (In-migration exceeded 150,000 per year for the fifties and most of the sixties.) Once these figures provide a control figure for statewide population, counties are allocated a portion of the statewide growth figure. Projections for Riverside County are shown in Figure 3-2.

Population projections for Coachella Valley are based upon Riverside County Population Projections, 1970 to 1990, prepared by Urbanomics Research Associates. The Coachella Valley, as defined for these projections, included the census division of Desert Hot Springs, Palm Desert - Cathedral City, Palm Springs and Coachella (includes City of Indio). In each of the census divisions, low, middle and high population projections were made. These projections took into account historical growth trends, past and future economic developments, as well as considerations regarding in-migration and the lower birth rates. In order to take into account for the recent growth experienced between 1970 and 1974, as well as the seasonal population, the high projection for Coachella Valley was utilized.

FIGURE 3-1

POPULATION TRENDS
1950 - 1960 - 1970 - 1972

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1972</u>	<u>% Increase 1950 - 1960</u>	<u>% Increase 1960 - 1970</u>
Riverside County	170,046	306,191	459,074	506,031	73.5%	49.9%
Coachella Valley	27,000 (1)	53,988	86,999	94,688	100.0%	61.1%
Palm Desert	N.A.	1,295 (2)	6,171 (2)	9,022 (2)	--	377.0%

-
- (1) Roos and Others, Environmental Impact Report for the Proposed Changes in the Palm Springs General Plan, Palm Springs Department of Community Development, June 1973.
- (2) Population for Palm Desert Census Division which is slightly larger than incorporated city limits.

SOURCE: U.S. Bureau of the Census

FIGURE 3-2

POPULATION PROJECTIONS

Riverside County & Coachella Valley

AREA	1974	1980	1985	1990	1995
Riverside County	509,600 (1)	596,900 (2)	676,700 (2)	755,500 (2)	825,800 (2)
Coachella Valley	105,845 (3)	123,450 (4)	143,900 (5)	164,400 (4)	177,500 (5)

1. Estimated by County of Riverside, Department of Development; July 1, 1974.
2. Projected by State Department of Finance: assume 2.45 births per woman in a lifetime and 100,000 net in-migration to the state annually.
3. Estimated for January, 1973 by the Riverside County Planning Department, including the census division of Desert Hot Spings, Palm Springs, Cathedral City -Palm Desert, Coachella Valley.
4. Riverside County Population Projections: 1970 - 1990, Urbanomics Research Associates.
5. Interpolation of Riverside County Population Projections: 1970 - 1990, Urbanomics Research Associates.

SOURCES: State Department of Finance
Riverside County, Department of Development
Riverside County Planning Department
Urbanomics Research Associates
Russell/Speicher and Associates

The high range projection for Coachella Valley reflects the increasing population growth rate that occurred throughout most of the Valley between 1950 and 1970. This projection is shown in Figure 3-2. There has been a number of population estimates for Palm Desert. After reviewing all available secondary data, discussions with City and County officials, and field surveys of existing units, it is estimated that Palm Desert's population will be 14,165. Of this total population 10,100 persons are permanent residents and 4,065 are seasonal residents. Within the Sphere of Influence, the population is estimated to be 5,345. Thus, the population within the existing City limits and the Sphere of Influence is 19,510. This represents 18.4 percent of Coachella Valley.

Population projections for the City of Palm Desert and the Sphere of Influence are based upon historical growth trends: existing and planned development; present and future economic conditions; and patterns of in-migration and birth rates. These projections are shown in Figure 3-3.

In 1974, Palm Desert represented 13.4 percent of Coachella Valley. This is expected to increase to 16.3 percent by 1980; Palm Desert and the Sphere of Influence are expected to grow at an annual growth rate of approximately 5.4 percent. Between 1980 and 1995, Palm Desert will be approaching full development capacity. Population between 1980 and 1995, will increase 9,900, at an annual growth rate of 2.71 percent. By 1995, the population of 30,000 represents near capacity for the City of Palm Desert. At that time Palm Desert will represent 16.9 percent of Coachella Valley. The Sphere of Influence, between 1980 and 1995, will increase from a population of 6,600 to 15,800, at an annual growth rate of approximately 6 percent. Greater land availability at lower prices will account for the increased growth rate in the Sphere of Influence area.

The combined population of Palm Desert and its Sphere of Influence will increase from 19,510 or 18.4 percent of Coachella Valley in 1974 to 45,800 or 25.8 percent by 1995. The average annual growth rate will be 4.15 percent

Age Structure of the Population

The age structure of an area's population has an important bearing on the future population changes in the area. For instance, if a larger than average percentage of the population is in the older age groups, the death rate is likely to be high. Also, the age distribution of the population determines the potential size of the labor force, and is indicative of the type and magnitude of services that the area will require.

Figure 3-4 shows the age distribution of Palm Desert population relative to Palm Springs and Riverside County in 1970. It is seen

FIGURE 3-3
POPULATION PROJECTIONS
Palm Desert

AREA	1974	1980	1985	1990	1995
Existing Palm Desert City Limits	14,165	20,100	23,000	26,000	30,000
Sphere of Influence	<u>5,345</u>	<u>6,600</u>	<u>8,800</u>	<u>11,800</u>	<u>15,800</u>
Total	19,510	26,700	31,800	37,800	45,800

FIGURE 3-4

PERCENT POPULATION DISTRIBUTION BY AGE

Palm Desert, Palm Springs, Riverside County, 1970

<u>Age Intervals (Years)</u>	<u>Palm Desert</u>	<u>Palm Springs</u>	<u>Riverside County</u>
0 - 4	6.0%	3.8%	8.2%
5 - 9	7.3%	5.0%	9.9%
10 - 14	8.0%	6.5%	10.2%
15 - 19	6.4%	6.0%	8.8%
20 - 24	5.9%	3.5%	7.4%
25 - 34	10.2%	7.9%	11.8%
35 - 59	27.9%	37.9%	25.8%
60 and over	<u>28.3%</u>	<u>29.4%</u>	<u>17.9%</u>
Total	100.0%	100.0%	100.0%
Median Age	37.16	45.1	

SOURCES: U.S. Bureau of the Census
Riverside County Planning Department

that the percentage of the population 34 years and younger represents a smaller proportion in Palm Desert (43.8 percent) than in Riverside County (56.4 percent). However, this share is greater in Palm Desert than in Palm Springs (32.7 percent). Correspondingly, the percentage of the population 34 years and over is greater in Palm Desert (56.2 percent) than in Riverside County (43.7 percent) but is less than that of Palm Springs (67.2 percent).

This is further supported by the median age of Palm Desert (37.16 years) compared with that of Palm Springs (48.1 years) and Riverside County (28.3 years).

Income

According to the 1970 U.S. Census, the median family income in Palm Desert was \$10,546, or 17 percent higher than the comparative figure of \$8,997 for the County of Riverside. As is shown in Figure 3-5, 7 percent of the families in Palm Desert and 7.5 percent of the families in the Coachella Valley, as a whole, had annual incomes of \$25,000 or more in 1970 compared to 3.8 percent for the remainder of the County. It is important to note that in a community with a high rate of retirement such as Palm Desert, income data is not as indicative of net worth as it is in non-retirement oriented communities where accumulated wealth is not a factor.

The above income information is for families, which numbered 1738 in Palm Desert in 1970, representing 71 percent of the total households. The other 29 percent of the households are classified as "unrelated individuals". According to the 1970 census, the median annual income of these households was only \$4423 or less than half as much as the family income.

Employment

Total employment by industry for the Coachella Valley and the remainder of Riverside County for 1960 and 1970 is shown in Figure 3-6. While trade and service ranked about equal in the Coachella Valley in 1960 as the largest two industries (5047 and 5504 employees respectively), the service industry grew substantially faster in the following decade reaching 11,180 employees by 1970 compared to 8,509 in trade, the second highest ranking industry. The remaining primary industries of construction, manufacturing, transportation, communication, and public administration have substantially fewer employees in the Coachella Valley compared to the remainder of Riverside County where manufacturing ranks very high with services and trade (14,535 employees, 19,551 employees and 15,850 employees respectively).

FIGURE 3-5

DISTRIBUTION OF FAMILY INCOMES - 1970
PALM DESERT, COACHELLA VALLEY & RIVERSIDE COUNTY*

	PALM DESERT	COACHELLA VALLEY	RIVERSIDE COUNTY*
\$ 0- 999	3.4%	2.5%	2.6%
1,000- 1,999	2.1	3.7	3.1
2,000- 2,999	5.1	5.9	5.5
3,000- 3,999	4.4	6.3	6.3
4,000- 4,999	4.9	6.7	6.2
5,000- 5,999	4.0	6.2	6.1
6,000- 6,999	5.0	6.0	6.5
7,000- 7,999	5.8	6.5	6.6
8,000- 8,999	5.0	6.0	6.9
9,000- 9,999	7.0	5.4	6.6
10,000-14,999	28.0	22.3	25.2
15,000-24,999	18.4	15.4	14.6
25,000 & over	7.0	7.5	3.8

*Excluding the Coachella Valley

Source: 1970 U.S. Census

TABLE 3-6

TOTAL EMPLOYMENT BY INDUSTRY IN 1960 AND 1970

The Coachella Valley and Riverside County*

	<u>Coachella Valley</u>		<u>Riverside County*</u>	
	<u>1960</u>	<u>1970</u>	<u>1960</u>	<u>1970</u>
Construction	2,090	2,153	6,223	7,386
Manufacturing	843	1,417	14,535	22,572
Durable goods	366	727	10,539	17,553
Non-durable goods	477	690	3,996	5,019
Transportation	531	839	1,489	2,184
Communications, utilities, and sanitary services	871	1,421	2,833	3,919
Trade	5,047	8,509	15,850	24,496
Retail trade	4,098	7,228	12,795	20,291
Wholesale trade	949	1,281	3,055	4,205
Services	5,504	11,180	19,551	40,480
Business and repair services	651	1,149	2,188	4,011
Personal services	2,983	3,738	6,139	5,778
Professional and related services**	1,870	6,293	11,224	30,691
Public administration	787	1,497	6,076	8,747
Other industries	<u>7,380</u>	<u>5,838</u>	<u>15,069</u>	<u>9,122</u>
Total	23,053	32,854	81,626	118,906

*Excluding the Coachella Valley

**Includes finance, insurance, and real estate industry

SOURCE: U.S. Bureau of the Census

The percentage distribution of employment by industry in 1960 and 1970 for the Coachella Valley and the remainder of Riverside County is shown in Figure 3-7. As can be seen, in 1960 the service industry represented 23.9 percent of total employment with trade at 21.9 percent. While trade increased to 25.9% by 1970, services had increased significantly more to 34.0 percent. Within the service industry itself, the professional and related services category accounted for nearly 20 percent of total employment in 1970, while the comparable 1960 figure was only 8 percent. A review of the figure shows a similar growth pattern in the remainder of Riverside County.

Percentage change in employment by industry from 1960 to 1970 for the Coachella Valley and the remainder of Riverside County is shown on Figure 3-8. The rate of increase in total employment from 1960 to 1970 was about the same for the Valley (42.5%) as it was for the remainder of Riverside County (45.7%). Again, the service industry experienced the largest increase in both the Valley (103.1%) and the remainder of the County (107.0%). Within the service industry employment in the professional and related services category more than tripled in the Valley while it increased about two and a half times in the remainder of the County.

The percentage distribution of total employment by occupation in 1970 for Palm Desert, the Coachella Valley and the remainder of Riverside County is shown in Figure 3-9. Professional and managerial occupations account for more than 36 percent of total employment in Palm Desert, significantly higher than the Coachella Valley as a whole at 22 percent and the remainder of Riverside County (excluding Coachella Valley) at 24.8 percent.

Commercial Retail

An analysis of retail sales provides one measure of determining the strength of commercial retail development. In 1973 the City of Palm Desert had total retail sales of \$17,980,000 compared to the 1966 level of \$6,787,000, which represents an increase of 99.2 percent analyzed in 1973 dollars and net of inflation. The Coachella Valley had total retail sales of \$231,147,000 in 1973, an increase of 59.1 percent (net of inflation) over the 1966 total of \$109,257,000.

Available information indicates that in total retail sales (excluding "service stations") Palm Desert has grown at a slightly faster rate than the Valley as a whole. In 1966 total retail sales in Palm Desert accounted for 6.2 percent of the total sales in the Valley; in 1973 the comparable figure was 7.8 percent.

FIGURE 3-7

PERCENTAGE DISTRIBUTION OF EMPLOYMENT BY INDUSTRY IN 1960 AND 1970

The Coachella Valley and Riverside County*

	<u>Coachella Valley</u>		<u>Riverside County*</u>	
	<u>1960</u>	<u>1970</u>	<u>1960</u>	<u>1970</u>
Construction	9.1%	6.6%	7.6%	6.2%
Manufacturing	3.6%	4.3%	17.8%	19.0%
Durable goods	1.6%	2.2%	12.9%	14.8%
Non-durable goods	2.1%	2.1%	4.9%	4.2%
Transportation	2.3%	2.6%	1.8%	1.8%
Communication	3.8%	4.3%	3.5%	3.3%
Trade	21.9%	25.9%	19.4%	20.6%
Retail trade	17.8%	22.0%	15.7%	17.1%
Wholesale trade	4.1%	3.9%	3.7%	3.5%
Services	23.9%	34.0%	24.0%	34.1%
Business and repair services	2.8%	3.5%	2.7%	3.4%
Personal services	12.9%	11.4%	7.5%	4.9%
Professional and related services**	8.1%	19.2%	13.8%	25.8%
Public Administration	3.4%	4.6%	7.4%	7.3%
Other industries	32.0%	17.8%	18.5%	7.7%

*Excluding the Coachella Valley

**Including finance, insurance, and real estate industry

SOURCE: U.S. Bureau of the Census

FIGURE 3-8

PERCENTAGE CHANGE IN EMPLOYMENT BY INDUSTRY FROM 1960 TO 1970

The Coachella Valley and Riverside County*

	<u>Coachella Valley</u>	<u>Riverside County*</u>
Construction	3.0%	18.7%
Manufacturing	68.1%	55.3%
Durable goods	98.6%	66.6%
Non-durable goods	44.7%	25.6%
Transportation	58.0%	46.7%
Communication	63.1%	38.3%
Trade	68.6%	54.6%
Retail trade	76.4%	58.6%
Wholesale trade	35.0%	37.6%
Services	103.1%	107.0%
Business and repair services	76.5%	83.3%
Personal services	25.3%	94.1%
Professional and related services**	236.5%	173.4%
Public Administration	90.2%	44.0%
Other industries	-20.9%	-39.5%
Total	42.5%	45.7%

*Excluding the Coachella Valley

**Including finance, insurance, and real estate industry

SOURCE: U.S. Bureau of the Census

FIGURE 3-9

TOTAL EMPLOYMENT BY OCCUPATION IN 1970 - PERCENT DISTRIBUTION

The Coachella Valley and Riverside County*

	<u>Coachella Valley</u>	<u>Palm Desert</u>	<u>Riverside County*</u>
Professional, technical, and kindred workers	11.3%	20.3%	16.3%
Managers and administrators, except farm	10.7%	16.1%	8.5%
Sales Workers Retail and Wholesale trade	8.9%	11.0%	7.4%
Clerical and kindred workers	14.0%	16.7%	16.2%
Craftsmen, foremen, and kindred workers	10.8%	12.5%	14.7%
Operatives, transportation equipment operatives	9.4%	3.9%	14.3%
Laborers, except farm	5.4%	3.3%	4.7%
Farm Workers	11.6%	2.6%	3.8%
Service workers	16.0%	13.6%	12.7%
Private household workers	1.9%		1.4%

*Excluding the Coachella Valley

SOURCE: 1970 Federal Census

Existing Major Retail Service Centers - Palm Desert and Vicinity

Retail development along Highway 111 began in the late 1940s and early 1950s. The majority of this retail development was located along the north side of Highway 111. Approximately ten years ago retail space was being developed along the south side of Highway 111. This development was concentrated in the block between San Luis Rey and Portola.

During the past ten years, significant retail and office development has taken place up and down Highway 111, primarily on the south side. (There are now approximately 125 retail establishments in Palm Desert.) This new development is anchored by the Palms to Pines Shopping Center located at the intersection of Highway 74 and Highway 111. Within the last three to four years, retail and office development has shifted to El Paseo -- on both sides of the street. The commercial development of El Paseo and Highway 111, at the westerly edge of the City, will continue in the future. At the present time, the Smith Food King Shopping Center, which will contain approximately 60,000 square feet of commercial space (supermarket, shops and offices), is under construction. Two additional commercial developments are proposed for Highway 111.

In Palm Springs, there are three existing major retail centers: Desert Inn Fashion Center, Palm Springs Central Business District and Palm Springs Mall. The Desert Inn Fashion Center contains three major tenants (Joseph Magnin, I. Magnin and Silverwoods) which alone occupy over 70,000 square feet of space. Palm Springs' Central Business District is anchored by Bullock's Wilshire, Robinson's, Sak's Fifth Avenue, Desmond's and Drapery's which together account for over 100,000 square feet of retail space. The newest of the retail centers, Palm Springs Mall, contains two major tenants, J.C. Penney and Walker Scott, which together provide over 120,000 square feet of retail space.

Indio has approximately 120,000 square feet of existing retail space; the major tenant is Sears. A newly opened Gemco Store adds another 100,000 square feet and the Indio Fashion Mall, now under construction adjoining the existing Sears store, will add approximately 220,000 square feet of retail space. When completed in early 1975, the Fashion Mall will contain 43 mall shops.

Department Store and Specialty Retail Demand

The demand for department store and specialty retail demand is determined by the following methods: (1) delineation of a trade area; (2) determination of population growth and retail expenditures; (3) analysis of existing and proposed facilities; and (4) determination of retail potential.

The total trade area (primary and secondary) for the department and specialty retail stores located in Palm Desert is the area from and including Palm Springs south to and including Indio. The primary trade area would include only the Cities of Palm Desert, Rancho Mirage, Indian Wells and Cathedral City. Some additional demand will be generated by the secondary trade area which includes Palm Springs, Coachella and Indio.

The growth of the permanent and seasonal population in the total trade area, along with per capita expenditures, yield a retail expenditure potential of approximately \$27 million by 1975, increasing to \$36 million by 1980.

Of the nearly 510,000 square feet of department store and specialty retail space that exists in the total trade area, only 8 percent is located in the Cities of Palm Desert, Rancho Mirage, Indian Wells, and Cathedral City, the primary trade area. There are no existing retail centers, with department store and specialty retail space, in the primary trade area.

Based upon the retail sales expenditures indicated above, the primary cities can support, by 1985, approximately 540,000 square feet of department store and specialty retail space.

The location of this department store and specialty retail space in Palm Desert is based upon the following factors:

- Growing permanent and seasonal population base.
- Excellent access provided by Highway III.
- The central location of Palm Desert in relation to other cities in the Coachella Valley.
- The availability of large parcels of land.

Convenience Commercial

Convenience commercial shopping centers are made up of the following types of retail and service outlets: food, packaged liquor, drug and personal service (barber, beauty salon), as well as eating and drinking facilities.

Five district commercial centers (to include the district facilities within the Core Area) are planned for the City of Palm Desert and Sphere of Influence area. These centers will serve populations ranging from 10 - 20,000 people and will serve as focal points for groups of neighborhoods within each district. Each center will provide convenience goods and are planned at a standard of 1.4 acres per 1,000 population.

Office Development

During the last ten years, office development like retail development, has taken place up and down Highway 111, primarily on the south side. Within the past three to four years, new office construction has shifted to El Paseo -- on both sides of the street.

A major stimulus to the continued development of this area will be the construction of new branch banks, including Bank of America, Security Pacific, National Bank and City National Bank. Other major office developments along El Paseo, include Ocotillo Plaza, Adobe Plaza, Prickly Pear Plaza and the U.S. Post Office.

Office tenants in this area include lawyers, accountants, realtors, architects, investment counselors, doctors, dentists, etc. There is a sufficient number of large parcels to accommodate future expansion of office development. Demand for this space in this area will be generated by the potential shift of banks away from Highway 111 as well as the increased growth in Palm Desert and Coachella Valley. This strip represents one of the few opportunities in the Valley for a unified office area.

Future demand for office space is a function of population and employment growth. The City and the developed portions of the Sphere of Influence will increase approximately 40,000 persons by 1995. Based upon an analysis of existing office space in Palm Desert and the Coachella Valley, it is estimated that each additional person will support 8 square feet of office space, for a total of 320,000 square feet of office space.

The employment approach to projecting increased demand is also based upon incremental changes in employment. In 1973, it was estimated that Palm Desert had 38.6 percent of the population employed. Of this work force, approximately 10 percent were employed in the fields of finance, insurance and real estate (F.I.R.E.) and 13.6 percent in service categories. These categories account for the majority of office space requirements.

If the employment participation rate remains the same for the additional 40,000 persons, this will represent an incremental work force of 15,440. Based upon ten percent of the work force devoted to F.I.R.E. employment, this is equivalent to 1544. Service employment will represent 2,100 employees. Based on similar studies, 25 percent or 525 employees will require office space. Thus, a total of 2069 employees from Palm Desert will generate a demand for office space. With Palm Desert emerging as an office node in the Coachella Valley, 60 percent or 1241 of these employees are expected to be located in Palm Desert. Based upon a

factor of 250 square feet per employee, this represents a total demand of 310,350 square feet of office space.

Thus, the population and employment approach yields an incremental office space requirement of 310,000 to 320,000 square feet.

Industrial

Most of the recent industrial development in the Coachella Valley has taken place in Cathedral City. Coca Cola and Orowheat are two major firms which recently located plants there. A list of the major industrial areas in the Valley is shown in Figure 3-10. Although industrial parks represent only a portion of industrially zoned land in Coachella Valley, in these seven industrial parks there were 488 acres.

As a means of determining demand for industrial uses in Palm Desert and the Coachella Valley, the demand for industrial land in the five-county (Los Angeles, Orange, Ventura, Riverside and San Bernardino) region was briefly analyzed.

During the past ten years, total five-county regional industrial land absorbed is estimated to have been approximately 25,000 acres. The great bulk of industrial land absorption has occurred in Los Angeles and Orange Counties. During the above period these two counties have accounted for approximately 23,600 acres; or over 90 percent of the total regional industrial absorption.

San Bernardino and Riverside Counties accounted for approximately 140 acres per year of the total during the last 10 years. Most of this growth has occurred in the western section of San Bernardino County near Ontario, around the Norton Air Force Base complex, in western San Bernardino County and in the northwestern part of the City of Riverside.

Regional industrial land absorption is projected to remain relatively constant during the next ten years. However, the industrial community will be forced to redirect its land requirements from the central to the more outlying areas. In numerical terms, absorption will decrease somewhat from the 1960-1970 figure of 2,500 acres per year to 2,330 acres per year during the 1970 to 1975 period. This slight decrease reflects in part the present slow down in the national and local economy, lending rates and funds availability, but more importantly it reflects the rapidly decreasing supply of industrial land in the more centrally located areas.

FIGURE 3-10

SELECTED INDUSTRIAL AREAS IN COACHELLA VALLEY

<u>Name/Location</u>	<u>Number of Acres</u>	<u>Percent Occupied</u>	<u>Primary Uses</u>
Cathedral Canyon Commercial Center/Cathedral City	15	80%	Light Manufacturing Distribution R & D
Sunair Industrial Tract/Cathedral City	40	90%	Light Manufacturing Distribution R & D
Palm Springs Airport District Park/Palm Springs	100	NA	Light Manufacturing Distribution R & D Commercial
Coachella Industrial Park/Coachella	147	NA	Light and Heavy Manufacturing Distribution R & D
Monroe Industrial Center/Indio	72	15%	Light Manufacturing Distribution, Commercial
Indio City Industrial Park/Indio	32	66%	Light and Heavy Manufacturing
Indio Industrial Park/Indio	<u>82</u>	10%	Light and Heavy Manufacturing Distribution, Commercial
Total	488		

SOURCE: Russell/Speicher & Associates

Until 1972, San Bernardino and Riverside Counties had not benefited appreciably from the in-migration of industrial firms leaving the central Los Angeles area. Within the past year, however, there has been a great deal of industrial activity in the two counties. Over 400 acres has been purchased for industrial development in the last year.

With this infusion of new firms, industrial land absorption in the two counties will average 200 acres per year from 1970 to 1975; up to 300 acres from 1975 to 1980; and up to 250 acres per year from 1980 to 1990. This rate of absorption represents a significant increase over past absorption (estimated to have been only 140 acres per year during the past ten year period, only 5.4 percent of the total region's ten-year absorption).

Future industrial development in the Coachella Valley will come from four basic market segments:

- Expansion of firms within the San Bernardino and Riverside Counties.
- In-migration of firms from Los Angeles and Orange Counties.
- In-migration of firms from outside of the state.
- In-migration of firms from outside the county.

The bulk of these firms will be distributive in nature, serving both the San Bernardino-Riverside Counties, as well as the region.

The potential of the industrial zoned acres indicated on the Land Use Map for Palm Desert is dependent on:

- Land price and availability pressure in Los Angeles and Orange Counties, as well as San Diego County, continuing.
- Foreign companies continuing to develop large factories in the San Bernardino and Riverside Counties.
- City policies and attitudes being conducive to industrial development.

The primary near term demand for industrial space in Palm Desert will be from:

- Heavy service commercial (e.g., building materials, heating and air conditioning, carpeting, glass, etc.).
- Research and Development (e.g., electronics).
- Warehousing and distribution services (e.g., soft drink bottling plants).
- Mini-warehouses; back-up storage for retail outlets as well as for personal storage.

Hotels

Hotels, restaurants and related service facilities are the largest employers in the Palm Springs area. The tourist trade is seasonal in nature and has been experiencing steady growth with a significant increase in convention delegates. There are over 350 hotels in the Palm Springs area with total rooms in excess of 7200. While there continues to be a steady increase in demand for hotel space, there has not been a consistent ongoing hotel/motel building program in the area.

At the present time there are 416 hotel/motel rooms in Palm Desert. Shadow Mountain Hotel, with 80 rooms, is the largest facility in Palm Desert. As can be seen from Figure 3-11, the average facility in the City is small, with about 20 units.

Over 75 percent of the people staying at hotels/motels in Palm Desert are there for pleasure and vacationing as opposed to business. While the average length of stay is four nights, many visitors spend the season; thus the hotel/motels have kitchen facilities with many of their units. The hotels/motels are currently concentrated in two areas of Palm Desert; one area is in the vicinity of the intersection of Highway III and Highway 74 at the western edge of the City and the other is in the vicinity of Highway III and Deep Canyon Road, near the eastern edge of the City.

There has been an average annual demand for approximately 200 new rooms over the last 10 year period in the Palm Springs area, and this trend can be expected to continue through 1980. Although there is sufficient land available for general development in Palm Springs, hotel sites are more difficult to locate. As sites become more difficult to obtain in Palm Springs, hotel development is expected to shift to Highway III, particularly in Palm Desert. With commercial land available along the Highway III/El Paseo corridor, Palm Desert could capture a small segment of this new hotel demand. However, it must be noted that the realignment of this hotel development is as much a matter of public policy, as it is market demand.

FIGURE 3-11

HOTELS IN PALM DESERT

<u>Name</u>	<u>Number of Units</u>
Shadow Mountain Hotel	80
International Lodge	52
Adobe Inn	47
Palm Desert Lodge	32
Carousel	29
Firecliff Lodge	29
Esquire Motel	22
Sandra-La Lodge	22
Gala Villa	20
Biltmore Motel	16
Shadow Mountain Terrace	15
Desert Patch	12
Gates of the Desert	12
Sun and Shadows	11
Palm Villa Motel	10
Alad-Inn	<u>7</u>
Total	416 Units

There is an estimated total future demand of 300 to 400 new hotel rooms in the Highway 111/El Paseo corridor. It is recommended that approximately 200 to 250 of these units be built at the western edge of Palm Desert, along Highway 111; the remaining units to be built in small clusters in the area of existing hotel development. Hotel development along Highway 111 should be low-rise in character, possibly some cottages, with meeting, banquet and eating facilities. Recreational amenities such as swimming pools and tennis courts should be a part of the development. Well planned hotel development can provide an attractive entrance to Palm Desert; maintain the present community feel, without becoming tourist oriented; allow existing hotel units to achieve present occupancies; provide for executive seminars, local meetings, as well as provide accommodations for friends visiting Palm Desert residents; and provide eating and drinking facilities for local residents. As long as overall hotel demand continues to outstrip supply, Palm Desert is in an especially good position to achieve these goals.

Problems

- Since Palm Desert is a small portion of a large region, its growth rate will be strongly influenced by external factors, and may vary radically in a somewhat unpredictable manner in the short term (though long term trends may be more reliable).
- Meeting a population goal involving a broad mix of population will be difficult with new housing construction. (Planning for a balanced supply once the "filtering" process has begun may be an alternative.)
- Rapid growth could burden public facilities and services faster than tax base expands to support them.
- High housing construction costs make the objectives of a balance between employment profile and residential profile difficult to achieve in the short term.

Opportunities

- Relatively undeveloped status makes it possible for the City to choose among varying options.
- Recent environmental legislation gives cities more ability to direct growth and control its impact.

- The economic base of Riverside County is becoming more balanced and dependable.
- The demand for a variety of land uses (residential, retail, office and hotel) remains strong.

IMPLEMENTATION POLICIES

The City shall:

- GUIDE POPULATION AT EACH PERIOD OF DEVELOPMENT WHICH ENCOURAGES ACHIEVEMENT OF THE GOALS OF PROVIDING HOUSING FOR THOSE LIVING AND WORKING IN PALM DESERT, MEETING MUNICIPAL COSTS, AND MAINTAINING A HIGH QUALITY OF RESIDENTIAL DEVELOPMENT.
- PHASE DEVELOPMENT IN AN ORDERLY MANNER IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - MAINTAIN A COMPACT DEVELOPMENT PATTERN AT ALL STAGES OF DEVELOPMENT, REDUCING EARLY PUBLIC INVESTMENT FOR EXTENSION OF PUBLIC FACILITIES AND SERVICE AREAS.
 - AVOID EARLY DEVELOPMENT OF SELECTED AREAS OF PRIME NATURAL AREAS.
 - DEVELOP INDUSTRIAL AND COMMERCIAL USES TO PROVIDE TAX INCOME FOR CAPITAL INVESTMENT OF FACILITIES SERVING RESIDENTIAL DEVELOPMENT.
 - MONITOR EXPENDITURES FOR FACILITIES AND SERVICES TO IDENTIFY MARGINAL COSTS OF NEW DEVELOPMENT OF VARIOUS TYPES, AND MODIFY DEVELOPMENT PATTERNS AND PHASING IF REQUIRED TO REDUCE MUNICIPAL COSTS.
- MONITOR A VARIETY OF FACTORS RELATING TO DEVELOPMENT DEMAND, COSTS AND REVENUES, AND USE INFORMATION TO REFINE IMPLEMENTATION TECHNIQUES AND PROGRAMS.

Because of the difficulty of developing accurate information relating to marginal costs of additional development of various types, it is recommended that a monitoring program for such costs be established to provide information for later development. Early development of commercial and industrial areas will provide significant tax income through sales and property taxes, while not requiring equivalent expenditures for public facilities and services. Once a more balanced pattern of land uses is reached, marginal cost/revenue ratios of new developments will become more important in balancing the City budget. Because of the large commercial and industrial base in relation to population, cost/revenue ratios should be more favorable than in many other cities in the region.

- GUIDE INDUSTRIAL DEVELOPMENT IN TWO MAJOR INDUSTRIAL/COMMERCIAL CENTERS.

One center is proposed at Cook Road north of the Whitewater Flood Control Channel. The second area will run along Interstate Highway 10. These centers will contain a broad range of warehousing, manufacturing and service industrial uses which will support future industrial employment.

- . GUIDE COMMERCIAL DEVELOPMENT USES IN A NUMBER OF COMMERCIAL CENTERS OF VARIOUS TYPES.

These developments include:

- Core Area Commercial Center: A regional and community shopping complex, located along Highway 111, between Highway 74 and the western boundary of the City, is proposed to serve the surrounding communities of Palm Springs, Cathedral City, Rancho Mirage, Indian Wells and La Quinta. The shopping uses within the Core Area should be designed to fit into the general atmosphere of Palm Desert. This means that buildings and groups of buildings should relate to the desert environment and to adjacent building and landscape materials -- thus avoiding a monumental scale or appearance. The regional uses should serve a trade area larger than Palm Desert extending east and west within the Coachella Valley but not attempting to replace the functions of the regional shopping facilities located in Palm Springs and Indio.
- Specialty Commercial Centers: Commercial centers having regional market areas and strong specialty orientation, such as medical facilities related to Eisenhower Medical Center; truck services; motels; and restaurants oriented to Interstate 10 and its related industrial areas.
- District Commercial Centers: Convenience centers serving 10,000 to 20,000 people, helping to serve as focal points of neighborhoods. These centers provide convenience goods and are planned at a standard of 1.4 acres per 1,000 people.

4. Housing Element



4 HOUSING ELEMENT

INTRODUCTION

Since Palm Desert is a relatively new community, the quality of the residential environment is especially important. The City has an opportunity to learn from the programs attempted in other communities and to adjust such programs to fit Palm Desert's special needs as well as developing programs of its own. At the federal level the government has been concerned about the quality of housing for the American citizen since 1949 when it enacted into law the policy:

"The realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family."

Federal action alone, however, is not enough. Commitment as well as action on the local level must become an integral part of the solution of the housing problem. The City of Palm Desert is the local jurisdiction most closely related to the housing situation for Palm Desert residents. It is recognized that the Palm Desert housing market is much broader than even the anticipated City limits and that City actions are affected by other cities and governmental agencies within the market area. The City does, however, have the day to day responsibilities for reviewing development proposals; the authority for establishing and enforcing zoning, subdivision, and building regulations; and the responsibility for providing municipal services in the community.

Because of the close relationship between housing, as described in this element, and population and economic factors, as described in Element 3, it is suggested that both these sections be read when considering housing policies.

GOALS AND OBJECTIVES

Goals

- . PROVIDE A RANGE OF HOUSING FOR VARYING INCOME RANGES AND LIFE STYLES THROUGHOUT THE CITY.
- . IMPROVE THE QUALITY OF LIFE BY MAKING HOUSING AREAS CONVENIENT TO WORK AREAS.
- . PROVIDE HOUSING WHICH IS SAFE, OF HIGH QUALITY CONSTRUCTION, AND UTILIZES ENERGY SAVING MECHANISMS.
- . ENCOURAGE NEW CONSTRUCTION METHODS AND NEW HOUSING TYPES IN ORDER TO INCREASE HOUSING SUPPLY FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY.

Objectives

- . PROVIDE A RANGE OF DENSITIES, HOUSING TYPES AND PRICE RANGES THROUGHOUT THE COMMUNITY WHICH WILL ENHANCE A VARIETY OF LIFE STYLES FOR VARYING INCOME LEVELS.
- . ACCOMMODATE THE SPECIAL HOUSING NEEDS OF THE ELDERLY, HANDICAPPED AND DISADVANTAGED.
- . MINIMIZE SALE OR RENTAL PRICE OF HOUSING, WITHOUT SACRIFICE TO HIGH QUALITY CONSTRUCTION AND MAINTENANCE.
- . ENCOURAGE THE INTEGRATION OF VARIOUS HOUSING TYPES WITH COMMERCIAL AND INDUSTRIAL AREAS TO PROVIDE HOUSING IN CLOSE PROXIMITY TO COMMERCIAL AND EMPLOYMENT CENTERS.
- . ENCOURAGE THE MAINTENANCE OF VIABLE RESIDENTIAL NEIGHBORHOODS AND INCREASED REHABILITATION OF DECLINING NEIGHBORHOODS AS WELL AS WORK WITH TAXING AGENCIES TO DEVELOP A POSITIVE TAXING PROGRAM THAT WILL ENCOURAGE THE UPKEEP OF PROPERTY.
- . ASSURE THE ADEQUATE DELIVERY OF PUBLIC SERVICES TO ALL RESIDENTS WHILE PROPERLY CONSIDERING THE ADDITIONAL FINANCIAL BURDENS PLACED ON THE PUBLIC SERVICE JURISDICTIONS. THIS MAY INCLUDE THE POSSIBILITY OF FINANCIALLY SUPPORTING PUBLIC SERVICES RELATING TO THE HOUSING EFFORTS OF PALM DESERT.

BACKGROUND

It is very important for the City of Palm Desert to have background information in order to develop housing programs and policies for the City. This portion of the Housing Element describes the existing housing situation in Palm Desert and anticipated demand for housing within the foreseeable future.

Housing Characteristics and Residential Trends

The Cove Communities (Palm Desert, Rancho Mirage and Cathedral City) represented the fastest growing portion of the Coachella Valley from 1960 to 1970. The number of dwelling units in the Cove Communities increased by 88 percent from 6226 to 11,717 during the last decade compared to a growth of 53 percent in Palm Springs. From 1970 to 1973, the Cove Communities increased by another 3,483 units for a growth rate of 30 percent during that period compared to a 50 percent growth for Palm Springs, as is shown in Figure 4-1. According to the 1970 U.S. Census, 3419, or 29 percent of the dwelling units in the Cove Communities were in Palm Desert. According to a field survey by Wilsey & Ham, the current number of dwelling units in Palm Desert is 6330, an increase of 728 units annually since 1970.

Figure 4-2 lists the existing and currently residential developments within the Palm Desert City limits and Sphere of Influence area including mobile homes. These developments will provide a total of 10,965 dwelling units. Approximately 3719 or 34 percent of these units have been completed, another 320 units are under construction and 6926 or 63 percent are planned. Since the total of the unsold, under construction and planned units, represents the major part of the new housing stock for the next five to six years, approximately 600 dwelling units per year will be added to the Palm Desert area through 1980. As can be seen from Figure 4-2, the overwhelming majority of these new developments are condominiums.

Only 52 residential building permits were issued in the City of Palm Desert during the first 7 months of its incorporation, as is shown in Figure 4-3. Residential building activity for the Coachella Valley as shown in Figure 4-3, and as can be seen, peaked in 1972 with a total of 4263 building permits issued.

FIGURE 4-1

HISTORICAL BUILDING ACTIVITY

Cove Communities (Palm Desert, Rancho Mirage,
Cathedral City) & Palm Springs

	<u>Cove Communities</u>	<u>Palm Springs</u>
<u>Total Dwelling Units</u>		
1960	6,226	7,486
1970	11,725	12,433
1973	15,207	23,338
<u>Change in D.U.'s-Number</u>		
1960-1970	5,499	3,969
1970-1973	3,482	8,931
<u>Change in D.U.'s-Percent</u>		
1960-1970	88%	53%
1970-1973	30%	50%

Source: Riverside County Building Department

FIGURE 4-2

EXISTING RESIDENTIAL DEVELOPMENTS - PALM DESERT AREA

AREA			DWELLING UNITS COMPLETED	UNITS UNDER CONST.	ADD. UNITS PLANNED	TOTAL DWELLING UNITS
NAME OF PROJECT	TYPE	STATUS				
<u>PALM DESERT</u>						
Silver Spur	Mobile	Compl.	193	0	0	193
Indian Springs	Mobile	Compl.	190	0	0	190
Sun King	Mobile	Active	289	0	361	650
Mountainback	Condo	Active	101	0	209	310
Indian Hills	Condo	Active	66	53	0	119
Kings Point	Condo	Active	18	18	192	228
Montecito	Condo	Active	32	0	0	32
Deep Canyon Tennis Club	Condo	Active	180	0	170	350
Shadow Mountain	Condo	Active	0	0	108	108
Marrakesh Country Club	Condo	Active	226	34	100	360
Corsican Villas	Condo	Active	80	0	50	130
Ironwood Country Club	Condo	Active	146	74	2496	2716
Sandroc	Condo	Active	38	0	46	84
Sandpiper	Condo	Compl.	306	0	0	306
Palm Desert Racquet	Condo	Compl.	100	0	0	100
Villa Paseo	Condo	Compl.	16	0	0	16
Shardon	Condo	Compl.	12	0	0	12
Sun Lodge	Condo	Compl.	52	0	0	52
La Rocca	Condo	Active	0	0	68	68
Feature Homes	Single	Active	0	24	150	174
Carriage Estates	Single	Active	10	5	200	215
SUB-TOTAL			2055	208	4150	6413
<u>SPHERE OF INFLUENCE AREA</u>						
Palm Desert Greens	Mobile	Active	700	0	1200	1900
Del Safari Country Club	Single	Active	64	0	146	210
Palm Desert Country Club	Single	Active	900	112	1430	2442
SUB-TOTAL			1664	112	2776	4552
TOTAL			3719	320	6926	10,965

4.B.1.b

FIGURE 4-2 (Cont.)

AREA	NAME OF PROJECT	TYPE	STATUS	DWELLING UNITS COMPLETED	UNITS UNDER CONST.	ADD. UNITS PLANNED	TOTAL DWELLING UNITS
<u>RANCHO MIRAGE</u>							
	The Colony	Mobile	Active	30	412	0	442
	Mission Hills	Condo	Active	250	30	1070	1350
	Desert Island	Condo	Active	80	82	158	320
	The Springs Country Club	Condo	Planned	0	N.A.	N.A.	370
	Sunrise Country Club	Single	Active	N.A.	N.A.	N.A.	768
	Thunderbird Villas	Single	Active	79	16	10	105
	SUB-TOTAL			<u>439</u>	<u>540</u>	<u>1238</u>	<u>3355</u>
<u>CATHEDRAL CITY</u>							
	Palm Springs Mobile Cntry Club	Mobile	Compl.	<u>310</u>	<u>0</u>	<u>0</u>	<u>310</u>
	SUB-TOTAL			<u>310</u>	<u>0</u>	<u>0</u>	<u>310</u>
<u>INDIAN WELLS</u>							
	Balboa Bay Club	Condo	Active	<u>190</u>	<u>30</u>	<u>70</u>	<u>290</u>
	SUB-TOTAL			<u>190</u>	<u>30</u>	<u>70</u>	<u>290</u>
<u>LA QUINTA</u>							
	La Quinta Palms Estates	Single	Compl.	<u>46</u>	<u>0</u>	<u>0</u>	<u>46</u>
	SUB-TOTAL			<u>46</u>	<u>0</u>	<u>0</u>	<u>46</u>
<u>INDIO</u>							
	Indian Palms	Condo	Active	<u>98</u>	<u>30</u>	<u>2792</u>	<u>2920</u>
	SUB-TOTAL			<u>98</u>	<u>30</u>	<u>2792</u>	<u>2920</u>

FIGURE 4-2 (Cont.)

AREA			DWELLING UNITS COMPLETED	UNITS UNDER CONST.	ADD. UNITS PLANNED	TOTAL DWELLING UNITS
NAME OF PROJECT	TYPE	STATUS				
TOTAL			4802	920	11,026	17,886

Notes: N.A. - Not Available

Sources: Riverside County Department of Development
City of Palm Desert
Developers
Los Angeles Times
The Desert Sun
Russell/Speicher & Associates

FIGURE 4-3

NUMBER OF RESIDENTIAL BUILDING PERMITS ISSUED
IN COACHELLA VALLEY SINCE 1970

	<u>SINGLES</u>	<u>MULTIPLES</u>	<u>TOTAL</u>
1970	946	554	1500
1971	952	1552	2504
1972	1566	2697	4263
1973	1727	1879	3606
Jan.- July 1974	801	258	1059

PALM DESERT

	<u>SINGLES</u>	<u>MULTIPLES</u>	<u>TOTAL</u>
11/26/73 - 6/74 (Since incorporation)	50	2	52

Source: Riverside County Department of Development

Housing Types

Figure 4-4 indicates the breakdown of housing types in the City in 1974 and the projected breakdown by 1980. To date, the largest percentage of the housing units within Palm Desert are single family (46 percent). It is projected that by 1980, single family units will comprise 36.7 percent of the total units. Condominiums, which are growing in popularity, now represent 21.6 percent of the units in the City. This is expected to increase to 36.6 percent by 1980. Apartments account for 17.6 percent and 14.8 percent are mobile homes.

Household Size

As a means of determining present and future populations, neighborhood breakdown and household mix, household size (number of persons per unit for each type of unit: single family, condominium, apartments and mobile homes) has been analyzed. The basis for this analysis was a recent study: Housing Development and Municipal Costs, Center for Urban Policy Research, Rutgers University, (1973). Other supplementary data was provided by the Riverside County Departments of Development and Planning. The results of the analysis for Palm Desert are shown in Figure 4-5.

Housing Values and Rents

The median value of owner occupied units is \$24,792. The median rent is \$146 per month. Within the City limits, the majority of new condominiums are selling in the \$25,000 to \$55,000 range. A small number of units are selling in the \$60,000 to \$100,000 range. In one project within the Sphere of Influence, prices are as high as \$120,000. Leases in mobile home parks range from \$74 and \$155 per month.

FIGURE 4-4

HOUSING TYPES 1974 AND 1980

TYPE	1974		1980	
	NUMBER	%	NUMBER	%
Single Family	2911	46.0%	3182	36.7%
Condominiums	1370	21.6%	3176	36.6%
Apartments	1114	17.6%	1114	12.9%
Mobile Homes	<u>935</u>	<u>14.8%</u>	<u>1196</u>	<u>13.8%</u>
TOTAL	6330	100.0%	8668	100.0%

Source: City of Palm Desert
 Wilsey & Ham
 Russell/Speicher & Associates

FIGURE 4-5

HOUSEHOLD SIZE FOR EXISTING POPULATION

<u>TYPE OF UNIT</u>	<u>NUMBER OF UNITS</u>	<u>PERSON PER HOUSEHOLD (1)</u>	<u>TOTAL PERSONS PER TYPE</u>
Single Family	2,911	2.6	7,569
Condominium	1,370	2.6	3,562
Apartment	675	1.9	1,283
Mobile Home	<u>935</u>	1.9	<u>1,776</u>
TOTAL	6,330		14,190 (2)

(1) Based upon information in Housing Development and Municipal Costs, Center for Urban Policy Research, Rutgers University, (1973); Riverside County Departments of Development and Planning.

(2) Greater than estimated City population of 14,165, due to rounding.

Source: Russell/Speicher & Associates

Housing Demand

The number of dwelling units in Palm Desert now represents a little more than 50 percent of the ultimate number of housing units expected to be constructed within the City limits, and a small portion of the units to be constructed in the Sphere of Influence. Figure 4-6 indicates the number of units and various density levels that have been projected for each neighborhood. These projections are based upon various density patterns and housing mixes. Economic considerations as well as the policy decisions the City chooses to follow with regard to population size, neighborhood lifestyles, environmental considerations, and the amount of open space within the City will have a very strong impact upon the final number of units to be built in Palm Desert. As also indicated in this figure, there is considerable variation between sizes of population and housing units between the various neighborhoods. This is, in part, due to the different sizes of land areas comprising each neighborhood. Even more important, however, is the realization that the various neighborhoods have differing physical characteristics, as well as relative locational differences which can be accentuated.

Due to national economic conditions and the recent building moratorium in Palm Desert, the City will experience an average annual demand of 390 units, between 1974 and 1980. For this same period, the City and the Sphere of Influence will account for an average annual demand of 550 units.

There are 1066 acres of vacant land (exclusive of streets and public facilities) in Palm Desert. As development activity continues, the availability of land will diminish and land prices will increase. Thus, between 1974 and 1995, average annual demand, within the City, will be approximately 300 units. This will shift some of the demand to the Sphere of Influence. The City and the Sphere of Influence will experience an average annual demand of 575 units, from 1974 to 1995.

Problems

- . There is a lack of a mix of housing price ranges.

The fact that the housing in Palm Desert is basically of an upper middle to high price range brings about two interrelated problems. First, there is a large number of people who cannot afford to live within Palm Desert; and secondly, since the City's residents are basically of one economic class the City lacks much of the diversity which comes from a mixture of economic levels within a community.

FIGURE 4-6
EXISTING AND PROJECTED RESIDENTIAL DEVELOPMENT*

		GROSS VACANT ACRES	NET VACANT ACRES	TYPE DENSITY	NUMBER OF DWELLING UNITS	POPULATION
POTENTIAL NEW DEVELOPMENT WITHIN CITY	1	268.5	174.5	M	1222	3177
	2	130.0	89.7	M	628	1624
	3	163.0	105.9	M	741	1927
	4	300.6	195.4	L,M	1296	3360
	5	272.7	177.3	L,M	813	2114
	6	110.2	71.6	M	501	1303
	7	648.4	421.4	L,M	2377	6104
	8	10.2	6.6	V1	7	13
	11	124.4	80.9	M	566	1472
	POTENTIAL DEVEL. (CITY)	2028.0	1323.3		8151	21094
	EXISTING DEVEL. (CITY)			VL,L M,H	6330	14165
POTENTIAL NEW DEVELOPMENT WITHIN SPHERE	SUB TOTAL (CITY)	1971.1	1286.3		14229	34604
	8	789.8	513.4	VL,L	979	2233
	9	422.4	274.6	M	1922	4997
	10	438.3	284.9	M	1994	5184
	11	794.4	516.4	M	3615	9399
	12	905.5	588.6	L,M	3375	7814
	13	410.5	266.8	M	1868	4857
	14	338.8	220.2	M,H	1762	3876
	15	0	0	--	0	0
	16	1340.7	871.5	VL	872	1657
	17	578.5	376.0	L	1504	3760
	18	654.7	425.6	L	1702	4190
	19	739.2	480.5	L	1922	4790
	20	573.9	373.0	VL	373	709
	21	716.8	465.9	VL	466	885
	22	1206.1	783.9	VL,L	1064	2022
	23	716.3	465.6	VL	466	885
	24	1088.2	707.3	VL	707	1343
	25	602.4	391.6	VL	392	745
	POTENTIAL DEVEL. (SPHERE)	12316.5	8005.8		24985	59346
	EXISTING DEVEL. (SPHERE)			VL,L, M,H	2159	5345
	SUBTOTAL (SPHERE)	12316.5	8005.8		27144	64691
	TOTAL	14344.5	9329.1		41625	99950

*The dwelling unit density within each density category (H,M,L,VL) was selected on the basis of adjacent development patterns and/or environmental factors.

Since little of the housing in Palm Desert sells for less than \$25,000 today, families with an income of less than \$10,000 (assuming that a person can afford to buy a house which is 2.5 times his annual income) cannot afford to live in Palm Desert.

This effectively excludes a great number of people who are expected to be working in Palm Desert in the foreseeable future. Those people who earn an income of less than this amount and desire to live in Palm Desert are forced to spend an inordinate proportion of their income on housing costs.

- The demand for housing keeps prices at a high level.

While the current demand for high cost homes continues at the present level and the resale value of homes continues to climb, it is unlikely that the private market alone is going to provide lower priced homes in Palm Desert. It will thus take an effective action program on the part of the City to see that this lower priced housing is built.

The City, however, cannot be expected to implement these programs by itself. It will take a multi-faceted attack which includes the cooperation and support of governmental agencies (local, regional, state and federal) as well as the private sector.

- Significant cost reduction for housing at the neighborhood scale is difficult.

While many people within the Palm Desert community express the need for providing housing for people of low (\$4-8000) to moderate (\$8-15000) income, there is a community preference that such housing should not be grouped in any one area which could become known as "Palm Desert's low income housing" area.

At the present time, however, no programs on building techniques are known which can develop such homes on an individual basis. To effectively realize cost reductions the housing must be grouped to some degree. The question of how large this group should be must be the subject of further detailed planning.

- The City does not have an information system to monitor housing development.

The need to provide information regarding housing to both public and private decision-makers is a real one and is something the City needs to consider. The lack of current, accurate information is one obstacle which can be dealt with at the local level through the creation of an efficient system within the City's Department of Environmental Services.

- Housing costs continue to increase at a fast rate.

Housing costs within the past decade have escalated to a point that it has become very difficult for a large portion of the country's population to purchase new housing.

Based on information available from the 1970 Census of Housing, a home which sold for \$20,000 in 1960 could not be reproduced in 1970 for less than \$29,000. Similarly, rental housing which was renting for \$150 a month in 1960 would now rent for \$175. In 1971, the average value of the new home in Riverside County exceeded \$30,000. Interest rates within the recent months have climbed at an increasingly fast pace with interest rates on conventional mortgages up to 10 percent and typical down payment requirements approaching 20 percent. Loan executives estimate that a 1 percent interest rate change upward adds \$4,000 to the cost of a \$30,000 dwelling on a 25-year mortgage.

These increases play a major role in acting as a barrier to those who need to change their place of residence because of space needs and other families who want to change their tenure from renting to home ownership.

At the same time these cost increases affect the ability of home builders to reach significant markets. As the dollar signs attached to new homes increase, more and more households are priced out of the new home market while homebuilders trim profits, overhead, sales and advertising expenses in an attempt to hold home prices from increasing even further.

- There have been no significant cost reduction breakthroughs in housing technology.

Since there is only so far a developer can go to reduce housing costs and at the same time construct decent, safe housing, a breakthrough in homebuilding technology has been considered as a means to reduce costs and increase the supply of lower cost housing. Experimental programs, such as the federal government's Operation Breakthrough have been attempted. Unfortunately, while some advances have been made to increase the quality of some construction while holding prices at the same level, little progress has been made in actually reducing the cost of housing.

- Housing for low income groups in Palm Desert is limited.

Although implied but not stated in many of the problems listed, housing for low income groups within Palm Desert is presently very limited. The effective exclusion of these people within

Palm Desert is a major problem in that such an exclusion prohibits the City from meeting its stated goal of providing a range of housing for varying income ranges and lifestyles throughout the community.

Opportunities

- The City of Palm Desert is a newly incorporated community.

The major opportunity that Palm Desert has is to avoid many of the housing problems that the majority of our urban areas are presently facing. This can, however, only be accomplished through an understanding of what has caused the problems in existing cities and the relationship of housing to the City's economic mix which results when employment and housing opportunities are balanced.

- The City can phase the location of housing in relation to community facilities and services.

As a new community which is just in the beginning stages of its development, the City of Palm Desert has the opportunity to plan for the logical relationship of land uses to assure that residential areas are developed in conjunction with the establishment of major employment centers, located along a public transit system and adjacent to the City's open space network and other public facilities.

- The City will be establishing development guidelines.

There is a fine line to be drawn between development guidelines which act in the best interests of all the people and those which by their nature are exclusionary. The City has the opportunity to make its development guidelines--zoning ordinance, subdivision regulations, housing and building codes--strong enough to bring about the high quality community it wants but also flexible enough to respond to the special needs of different types of developments.

- Community and homeowner associations have been established in various areas of the City.

Various developments within the City of Palm Desert have established their own community associations. These various associations can act as an effective means of helping to maintain much of the visual quality within each development. Some activities these groups are presently undertaking include the maintenance of open space systems; some forms of design review; guidelines for home improvements; and activation of group insurance policies for homeowners.

- New Federal Community Development Act has been enacted.

The federal government has enacted within the last few months the Housing and Community Development Act of 1974. This act combines most community development programs, including housing, into a block grant program. While the Department of Housing and Urban Development has not determined all the guidelines at this time it is anticipated that Palm Desert will become eligible for funding for a variety of activities which can improve housing conditions in the City.

IMPLEMENTATION POLICIES

The City shall

- . IMPLEMENT A HOUSING PROGRAM BASED ON THE ASSUMPTIONS THAT:
 - EVERY HOUSEHOLD NEEDS SHELTER WHICH IS SAFE, SANITARY, AND DURABLE
 - EVERY HOUSEHOLD NEEDS A DWELLING UNIT WITH ENOUGH ROOMS AND OF SUFFICIENT SIZE
 - EVERY HOUSEHOLD NEEDS HOUSING WHICH IT CAN AFFORD
 - EVERY HOUSEHOLDER NEEDS THE OPPORTUNITY TO MOVE WITHIN THE COMMUNITY AND TO HAVE A CHOICE AMONG DIFFERENT TYPES AND PRICES OF HOUSING
 - EVERY HOUSEHOLD NEEDS HOUSING CONVENIENTLY LOCATED TO WORK-PLACE, SHOPPING, SCHOOLS, RECREATION AND OTHER DESIRABLE ACTIVITIES AND SERVICES
 - EVERY HOUSEHOLD NEEDS CERTAIN TYPES AND LEVELS OF URBAN SERVICES IN THE SURROUNDING AREA, SUCH AS PARKS, PLAYGROUNDS, SCHOOLS, WATER AND SEWER, FIRE AND POLICE PROTECTION
- . DEVELOP A PROGRAM TO BROADEN THE HOUSING PRICE RANGES AVAILABLE WITHIN THE CITY

The City has established a primary goal for housing of "providing a range of housing for varying income ranges and lifestyles throughout the community". The major problem within this area is to provide housing for persons of low and moderate incomes. It thus becomes very important to determine a set of guidelines to assure that such housing develops in appropriate locations-- locations chosen both to deliberately foster economic and social mix and also to prevent an over concentration of such housing in any one area. Within the policies already delineated within the report, locational criteria have been indicated in an attempt to "locate housing for different socio-economic groups in housing types and densities which serve their needs". In addition, other locational criteria may include:

- Comparative school factor -- a measure of relative ability to provide education services for increased numbers of school age children.
- Low/moderate income families factor -- a comparison of the number of low income families in any one area with the city-wide number of low/moderate families, in proportion to the total number of families living in each census tract.

- Minority population factor -- a comparison of each area's minority population percentage with the citywide average, in proportion to area population.

The combined effect of these three additional criteria is to suggest the location of housing for families of low and moderate means in areas which would not result in an over concentration of minorities, an over concentration of low/moderate income families, or an overcrowding of school facilities. This is not to determine quotas for each area for such housing, but, rather, as a guideline to be used as location indicators of target areas. A most important aspect of the criteria is to show that assisted housing should be dispersed throughout the City.

- . CLOSELY MONITOR THE VARIOUS FEDERAL HOUSING PROGRAMS WHICH MAY BE AVAILABLE TO THE CITY

As indicated earlier, the Community Development Act of 1974 has recently been enacted. The City should follow developments regarding this act closely to assure itself of taking the appropriate action to gain funding available to it under this legislation for community development programs and housing assistance for low and moderate incomes.

- . DEVELOP A "QUARTERLY INFORMATION BULLETIN" ON HOUSING WITHIN PALM DESERT

The City can take effective action to assist the decision-makers, both public and private, by improving the flow of information about housing. A system such as a "Quarterly Information Bulletin" which indicates housing starts by type, price and location, occupancy status to include vacancy rates and sales data (numbers, location, price, time on market, characteristics, and Department of Environmental Services data such as applications for zone changes and variances, subdivision activity, and land use changes) will be of considerable benefit to the community.

- . DEVELOP AN ECONOMIC PROFILE OF THE WORK FORCE IN THE COMMUNITY

The development of such an economic profile will be of considerable use to the City in an effort to monitor the existing housing developments with the housing needs of the people working in the community. A cross referencing between the economic profile and the Quarterly Information Bulletin will let the City know how well it is meeting its goal of giving people who work in Palm Desert the opportunity to live in Palm Desert.

- COORDINATE WITH RIVERSIDE COUNTY AND ITS EFFORTS TO MEET THE HOUSING NEEDS OF THE PEOPLE LIVING IN THE COUNTY

Riverside County has been actively involved in developing housing programs for the unincorporated and incorporated portions of the County and its actions will have an important impact on Palm Desert's housing program.

- PROMOTE THE CONTINUED UTILIZATION OF HOMEOWNER AND COMMUNITY ASSOCIATIONS TO MAINTAIN HOUSING QUALITY AT THE INDIVIDUAL DEVELOPMENT LEVEL

The City can rely upon the homeowner and community associations to take on the role that the City might normally have to do through a code enforcement program.

5. Circulation Element



City of Palm Desert General Plan

5 CIRCULATION

INTRODUCTION

The circulation system of a city is composed of the various modes of moving people and goods. To date cities throughout the Coachella Valley, like their counterparts in other portions of California and the United States, have developed a high level of auto dependency with little provision for alternative modes.

The Circulation Element of Palm Desert General Plan, in response to concerns expressed by the Citizen's Advisory Committee, will address the potential for a variety of modes including the automobile, public transit, bicycle, hiking and horseback riding.

Increasing awareness of the impacts of transportation on other urban systems is reflected in the requirements for noise elements in general plans and emerging Environmental Protection Agency guidelines for parking in relation to air quality. In addition, circulation systems influence the land use element of a general plan by suggesting the levels of access which make the development of certain types of uses feasible. Also, circulation elements are major components of a city's edges and visual pathways as described in the Urban Design and Scenic Highway Elements.

GOALS AND OBJECTIVES

Goals

- DEVELOP AN EFFICIENT, BALANCED TRANSPORTATION SYSTEM DESIGNED TO MEET THE NEEDS OF PALM DESERT NOW AND IN THE FUTURE.
- MINIMIZE THE POTENTIALLY ADVERSE EFFECTS OF TRANSPORTATION, SUCH AS TRAFFIC ACCIDENTS, NOISE OR AIR POLLUTION, UPON THE SURROUNDING ENVIRONMENT.
- UTILIZE TRANSPORTATION SYSTEMS AS A POSITIVE ELEMENT OF COMMUNITY DESIGN.

Objectives

- DEVELOP AND MAINTAIN A HIGHWAY NETWORK THAT PROVIDES EFFICIENT REGIONAL ACCESS VIA THE FREEWAY SYSTEM, INTER-CITY ACCESS VIA ARTERIALS AND INTRA-CITY ACCESS VIA APPROPRIATE TYPES OF ROADS.
- DEVELOP A SERIES OF BICYCLE, HIKING, EQUESTRIAN AND PEDESTRIAN TRAILS AND AREAS THAT WILL OFFER AN ALTERNATIVE TO THE AUTOMOBILE IN SELECTED AREAS THROUGHOUT THE CITY.
- COOPERATE WITH ADJACENT JURISDICTIONS AND THE COUNTY OF RIVERSIDE TO DEVELOP AN EFFECTIVE, VALLEY-WIDE PUBLIC TRANSIT SYSTEM TO SERVE THE COACHELLA VALLEY.
- EXPLORE POTENTIALS FOR IMPLEMENTATION OF SUPPLEMENTARY INTRA-CITY PUBLIC TRANSIT SYSTEMS INCLUDING A TRAMWAY FOR THE CORE AREA AND A DIAL-A-BUS OR FIXED-ROUTE-WITH-VARIATIONS BUS SYSTEM PROVIDING SERVICE TO EACH OF THE NEIGHBORHOODS.
- UTILIZE TRANSPORTATION ELEMENTS, PARTICULARLY BICYCLE, HIKING AND EQUESTRIAN TRAILS, AS A MEANS OF PROVIDING RECREATIONAL AND EDUCATIONAL EXPERIENCES BY LINKING UP THE VARIOUS PARK AND PUBLIC FACILITIES IN THE PLANNING AREA.

BACKGROUND

Palm Desert is currently served by automobile and railroad facilities within its planning areas. While golf carts, bicycles and horses are used by some residents there is not yet a system of specially designated rights-of-way for these modes. In addition, Palm Desert, like the rest of the Coachella Valley, is served by three air facilities. Following is an explanation of the planning or development status of the various systems.

Air Systems

The Cove Communities are served by the Palm Springs Municipal, Thermal and Bermuda Dunes airports. Palm Springs Municipal provides connections to many key points throughout California and the United States. According to the Riverside County Aeronautical Master Plan of 1970 (RIVCAMP), it will be able to grow ahead of anticipated demand for a number of years. Should unforeseen demand or other problems strain the capacity of the airport, it is anticipated that the Thermal Airport could handle some of the traffic overflow.

Present air freight shipments are handled at Palm Springs. The RIVCAMP report indicates that freight operations will probably be shifted to Thermal at some time in the future.

The Bermuda Dunes Airport provides for personal business, flying instructions and recreational flying.

The RIVCAMP report indicates that future demand may necessitate a study of the potentials for a new Coachella Valley jetport to help handle total Southern California passenger requirements.

Ground Systems

Automobile

Palm Desert's planning area is currently served by the following major roads. Current County right-of-way classifications are noted in parentheses.

- Interstate 10 (freeway)
- Highway 111 (major)
- Highway 74 (major)
- Cook Street (arterial)
- Country Club (arterial)
- 42nd Avenue (major)
- 44th Avenue (major)
- Portola (secondary)

- Haystack (secondary)
- Canyon Road (secondary)

Current roads are capable of handling existing traffic although there are substantial congestion and traffic safety problems along Highway 111. Highway 111 has the highest rate of accidents of any road in the Valley at 3.34 accidents per million vehicle miles.

Off-street parking is a problem for the commercial sections of the Core Area (see Interim Core Area Plan for full discussion) and changes in on-street parking provisions will be needed to implement the recommended highway network.

Public Transit

No public transit facilities exist in either Palm Desert or the Coachella Valley at this time. The only inter-city system currently available is private -- the Greyhound bus system which stops at each of the cities along Highway 111. Greyhound transcontinental routes are available by transferring in Indio.

The County and the incorporated cities are currently involved in a study of the potentials for short-range transit improvements. In surveys conducted at meetings with residents of Coachella Valley, a series of goals and objectives were developed which are compatible with those of the CAC.

Three alternative levels of service, with accompanying price tags, are identified as means of realizing Coachella Valley goals. Further discussion of means for coordination with implementation of Valley-wide programs follows.

Bicycle, Hiking and Equestrian Systems

The Cove Communities General Plan does not contain recommendations for Valley-wide bicycle, hiking or equestrian systems at this time. However, discussions with adjacent jurisdictions and several private organizations indicate there is a desire to develop Valley-wide systems. The Whitewater River seems to provide the major potential for linking together various city systems. Further discussion of this and other potentials follows.

Railways

The planning area is currently not directly served by any rail passenger facilities. However, the Amtrak system does run along the Southern Pacific Railroad tracks adjacent to Interstate 10 and has a stop in Indio three times each week. The Southern Pacific Railroad is an active carrier of freight as discussed in the Transportation Noise Element.

Other Modes

Because of the popularity of golf in the Valley, many people have electric golf carts. The Plan recommendations that follow suggest that consideration be given to the potential for this non-polluting form of movement.

Basic Circulation Needs

Surveys taken as part of the Riverside County Transit study provide some insights on travelers, trip purposes and origins and destinations that are useful for all modes of circulation planning and especially for transit and auto networks.

According to the Short-Range Transit Study, the Palm Desert vicinity has a higher percentage of elderly than the rest of Riverside County -- 28% in Palm Desert, 30% in Palm Springs and 34% in Rancho Mirage -- as opposed to the County-wide average of 17.9%.

Also, Palm Desert is in a subregion where 6-10% of the people are below the poverty level.

Twenty-four percent of trips made in the Coachella Valley are home-based, compared to twenty-two percent for the Los Angeles metropolitan area. Most significantly over half of the trips made by Coachella residents are between communities and 76% travel to one of three communities: Palm Springs, Palm Desert or Indio.

PROBLEMS

- The traveling public is accustomed to the flexibility and convenience of the automobile.
- At least several years of lead time are required for the planning and implementation of most transit systems -- especially those employing advanced technologies.
- Existing areas in Palm Desert generally have not been planned with alternatives to the automobile in mind for trips beyond each particular development.
- Blowing sand makes maintenance of roads costly in the northern district and occasionally provides for dangerous motoring conditions.
- Public transit within the Coachella Valley is presently non-existent.

- The economic characteristics of a large segment of the Palm Desert population allow for nearly complete reliance on the automobile.
- Many persons, such as the very elderly, young or handicapped, cannot readily utilize automobiles as a basic means of transportation.
- Existing streets in many cases do not reflect the limitations on access and parking required for the recommended circulation hierarchy to function efficiently.
- The Whitewater River is a substantial divider to be crossed by north-south circulation elements.

OPPORTUNITIES

- There is a changing public attitude towards the desirability of a wholly auto-oriented circulation system.
- Large areas of undeveloped land, particularly in the northern district, allow for imaginative planning and relative ease of right-of-way acquisition.
- Changing federal and state legislation and policies tends to favor the development of public transit.
- Circulation systems can respond to natural factors. Examples of this include the relationships of proposed circulation elements to drainage ways, prevailing wind conditions and preservation of rare natural areas.
- Transportation planning in a newly developing city can realize a multi-modal system which provides attractive options with a high degree of efficiency.
- The existing system of drainage control elements provide an opportunity for linking bicycle, hiking and equestrian systems.

IMPLEMENTATION POLICIES

- WORK WITH APPROPRIATE COUNTY, STATE AND FEDERAL AGENCIES AND PROGRAMS TO REFINE AND IMPLEMENT THE HIGHWAY NETWORK ILLUSTRATED IN FIGURE 5-1.

This will include coordination with County officials in terms of the County's Circulation Element. Also, road improvements and maintenance should be scheduled in the City's Capital and Operating Programs and Budgets.

- RELATE HIGHWAY NETWORK PLANNING TO THE FOLLOWING CLASSIFICATIONS OF ROADS USED IN THE COUNTY GENERAL PLAN.

Collector - a street, usually of two lanes, but occasionally four lanes, designed to provide access to and from one area of the community to an arterial or major highway. It is intended to provide a means for movement from within a living, working or shopping area to the periphery of that area.

Secondary - collects and distributes traffic from major arterials to local streets or to traffic destinations. It also serves secondary traffic generators, such as small business centers, high schools, major parks and multiple family residence areas.

Major - a high capacity street of four or more lanes with a landscaped median, a limited number of cross streets, stacking and turning lanes and restricted parking, intended to move people through and within the community.

Arterial - a four lane street or more, designed to move people from one part of the community to another, containing a very limited number of cross streets.

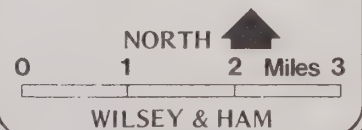
Freeway - a high capacity, divided highway of limited access with grade separated crossings, intended to move people through the community or region.

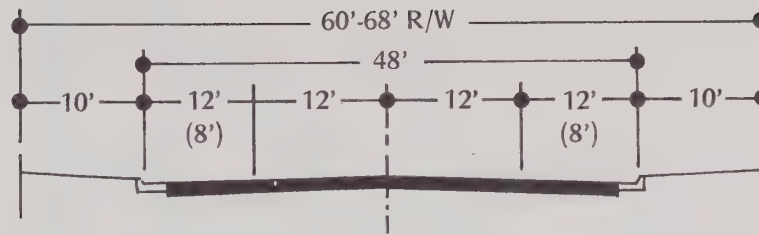
- UTILIZE THE RIGHT-OF-WAY STANDARDS INDICATED IN FIGURE 5-2 AS GENERAL PLANNING GUIDELINES.
- SUPPLEMENT THE GENERAL GUIDELINES IN FIGURE 5-2 WITH A MORE DETAILED SET OF STREETScape SPECIFICATIONS INCLUDING BUT NOT LIMITED TO THE STREETS NOTED IN THE SCENIC HIGHWAYS ELEMENT.
- WORK WITH APPROPRIATE COUNTY, STATE AND FEDERAL AGENCIES TO REFINE AND IMPLEMENT THE NON-AUTOMOTIVE CIRCULATION NETWORK ILLUSTRATED IN FIGURE 5-3.



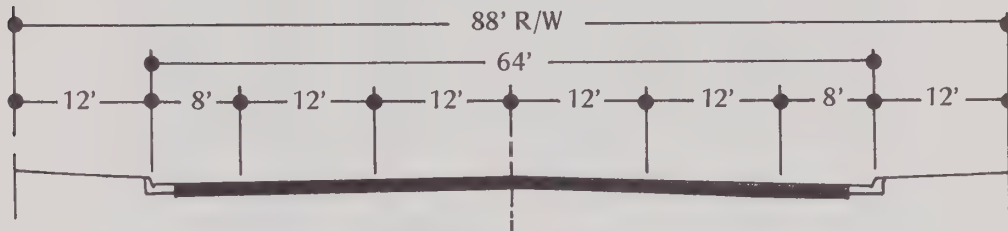
FIGURE 5.1
HIGHWAY NETWORK

- Freeway
- ▬ Arterial Highway
- ▬ Major Highway
- ▬ Secondary Highway
- ▬ Collector
- ▬ Indicates Existing Road
- ▬ Indicates Proposed Road
- Existing Interchange
- Proposed Interchange
- ++++ Railroad
- Whitewater Flood Control Channel
- /// Bridge

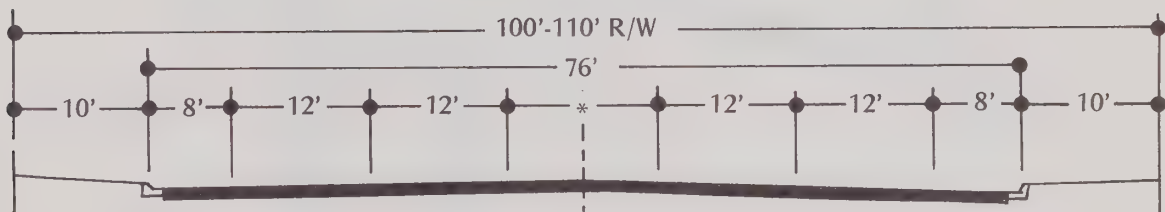




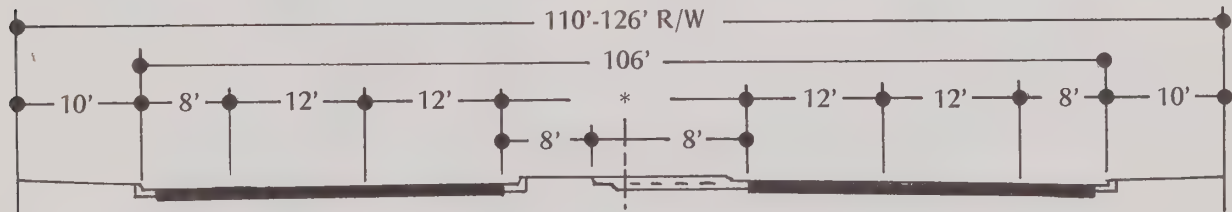
COLLECTOR HIGHWAY



SECONDARY HIGHWAY



*Variable (0 ft. to 10 ft.) MAJOR HIGHWAYS



*Variable (0 ft. to 16 ft.) ARTERIAL HIGHWAY

FIGURE 5-2
GENERAL GUIDELINES FOR HIGHWAY CROSS SECTIONS

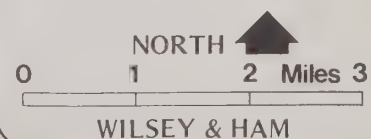
Source: Adapted from Cove Communities General Plan by Wilsey & Ham



FIGURE 5-3

NON-AUTOMOTIVE
CIRCULATION NETWORK

- Citywide Bicycle/
Golf cart Trails
- - - Citywide Hiking/
Equestrian Trails
- - - Core Area Tram System
- - - Example of Neighborhood
Bicycle/Golf Cart
Connection
- Regional Trail System



The bicycle system provides a Citywide framework connecting all major parks, public facilities and the Core Area with all of the neighborhoods. Rights-of-way of 10-12 feet are suggested to allow for use by electric golf carts as well.

The hiking/equestrian system connects the major open space features of the planning area from the sand dunes on the north to the mountains in the south.

The dial-ride-system provides service to all neighborhoods via the highway network.

The tram system connects the subareas of the Core Area (see Interim Core Area Plan) as well as the Core Area with the College of the Desert and Civic and Cultural complexes.

Pedestrian areas are to be emphasized through site planning guidelines developed at the Specific Plan or neighborhood planning scale (see Prototype Block of Interim Core Area Plan).

The first step in the implementation of the above concepts is the development of Specific Area Plans or precise system plans which will deal with the localized aspects of route design.

- DEVELOP PROTOTYPE SEGMENTS OF THE PROPOSED OVERALL SYSTEMS AS A MEANS OF EVALUATING CITIZEN RESPONSE.

Because of the more detailed planning being done and the immediate needs, the Core Area may be an appropriate place to test selected systems.

- REQUIRE INTEGRATION OF NEIGHBORHOOD LEVEL BICYCLE/GOLF CART AND PEDESTRIAN SYSTEMS WITH THE CITYWIDE STRUCTURE THROUGH THE PROCESS OF SITE PLAN REVIEW.

6. Environmental Elements



City of Palm Desert General Plan

6.1 TRANSPORTATION NOISE ELEMENT

INTRODUCTION

Noise created by transportation systems has a significant impact on the urban environment. Unshielded railroad mainlines and freeways can adversely impact residential areas up to one half mile away. Motorcycles may disrupt a residential neighborhood at any hour. Traffic on major and even local streets can produce enough noise to be unpleasant in and around many residential areas. The combined impact of these noise sources even in a quiet urban area makes the normal "background" noise level -- the noise you cannot get away from, that you hear in the background as a whish, a hum, or a dull roar -- many times louder than that in a rural area. This background level has historically been increasing, and if the trend continues, may within the next decades reach levels now found only near busy streets, freeways and airports. These are levels that have been demonstrated to cause physiological changes with prolonged exposure. The effects of lower levels of continuous exposure are more difficult to determine, but evidence is accumulating to indicate psychological and sociological changes do occur with noise levels now found in most areas of cities.

GOALS AND OBJECTIVES

Goal

- CONTRIBUTE TO THE PRESERVATION AND DEVELOPMENT OF A HIGH LEVEL NATURAL AND COMMUNITY ENVIRONMENT.

Objectives

- MAINTAIN AND ENHANCE THE EXISTING QUALITY OF THE NOISE ENVIRONMENT IN PALM DESERT.
- MITIGATE THE IMPACTS OF ANY EXISTING NOISE SOURCES WHICH COULD RESULT IN POTENTIAL PSYCHOLOGICAL AND/OR SOCIOLOGICAL CHANGES.
- LESSEN THE ADVERSE INDIRECT EFFECTS OF NOISE ON THE PHYSICAL AND SOCIAL ENVIRONMENT.
- EDUCATE THE COMMUNITY TO THE NATURE AND RESULTS OF THE NOISE POLLUTION PROBLEM.

BACKGROUND

Noise is a complex phenomenon, and its impact on human activities depends on many different aspects of a single noise event or a series of noise events over a period of time. Different noise measurements have been developed over a period of time to measure different aspects of noise from different noise sources. The noise measurements defined below are presently the most commonly used in identifying noise conflicts and establishing noise standards. Because the science of noise impact is changing rapidly, particularly with regard to over-all measurements of noise exposure, the City should remain alert to developments in this field, and adopt improved measures in its standards as they become available.

Noise Measures

- . Decibels (dB): The simplest measurement, related directly to the amount of sound energy in the sound signal. The relation is logarithmic, so, an increase of 10 times in sound energy increases the noise levels in decibels by 10 units, and doubling the sound energy increases the noise level in decibels by about 3 units.
- . Decibels A-Scale dB(A): The basic measurement in decibels modified to better relate to the sensitivity of the human ear. Higher frequency sound signals are accentuated in this measurement. A sound 10 decibels higher on the A-scale than a given sound is perceived as approximately twice as loud as the first sound. This noise level is simple to measure with inexpensive instruments and is commonly used in establishing standards for maximum noise levels of equipment, noise standards for industry, etc. It is the basic measure used in California noise standards.

The Department of Housing and Urban Development has recently adopted standards for noise in residential areas. These standards establish four zones: (1) Clearly unacceptable, (2) Discretionary - Normally unacceptable, (3) Discretionary - Normally acceptable and (4) Clearly acceptable. Figure 6.1-1 defines the zones in terms of the noise environment and its impact on various uses by relating common sounds to the noise standards. Figure 6.1-2 illustrates the effect of changing traffic speed and volume on freeways and arterials on noise impacts. The effect of noise from 10 or more night time railroad operations is shown in Figure 6.1-3. This applies directly to operations on the Southern Pacific Mainline which runs through the northern end of the City's Sphere of Influence.

LAND USE	Community Noise Equivalent Level					
	55	60	65	70	75	80
Residential- Single Family, Duplex, Mobile Homes						
Residential- Multiple Family						
Transient Lodging						
School Classrooms, Libraries, Churches						
Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Music Shells						
Sports Arenas, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Personal, Business and Professional						
Commercial- Retail, Movie Theaters, Restaurants						
Commercial- Wholesale, Some Retail, Ind., Mfg., Utilities						
Livestock Farming, Animal Breeding						
Agriculture (Except Livestock), Mining, Fishing						
Public Right-of-way						
Extensive Natural Recreation Areas						

INTERPRETATION



CLEARLY ACCEPTABLE
The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference from aircraft noise. (Residential areas: both indoor and outdoor noise environments are pleasant.)



NORMALLY ACCEPTABLE
The noise exposure is great enough to be of some concern, but common building construction will make the indoor environment acceptable, even for sleeping quarters.



NORMALLY UNACCEPTABLE
The noise exposure is significantly more severe so that unusual and costly building construction is necessary to insure adequate performance of activities. (Residential areas: barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.)



CLEARLY UNACCEPTABLE
The noise exposure is so severe that construction costs to make the indoor environment acceptable for performance of activities would be prohibitive. (Residential areas: the outdoor environment would be intolerable for normal residential use.)

FIGURE 6.1-1
NOISE LEVELS AND LAND USE SUITABILITY

SOURCE: HUD, "Aircraft Noise Impact: Planning Guidelines for Local Agencies", by Wilsey & Ham and Bolt, Beranek and Newman, 1972. Adapted to incorporate CNEL and CNR measures.

WIDTH OF
'NORMALLY UNACCEPTABLE'
NOISE ZONE FROM
STREET CENTERLINE

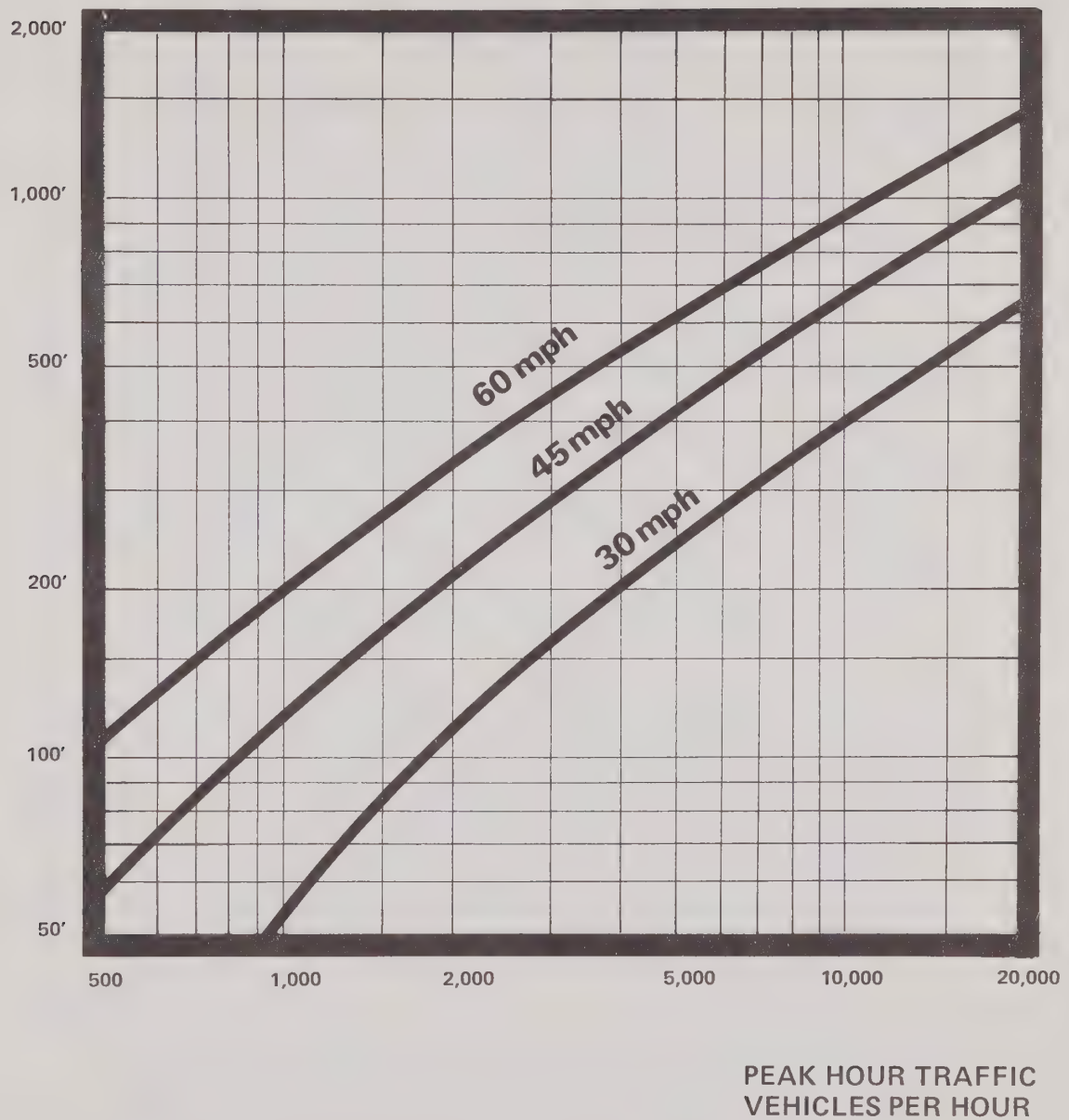


FIGURE 6.1-2
TRAFFIC SPEED/VOLUME RELATED
TO NOISE IMPACT

Source: Bolt Beranek and Newman Inc.

FIGURE 6.1-3

RAILROAD NOISE IMPACTS

Distance from Site to Right-of-Way		Acceptability Category
Line-of-Sight Exposure	Shielded Exposure	
More than 3000 ft.	More than 500 ft.	Clearly Acceptable
Between 601 and 3000 ft.	Between 101 and 500 ft.	Normally Acceptable
Between 101 and 600 ft.	Between 51 and 100 ft.	Normally Unacceptable
Less than 100 ft.	Less than 50 ft.	Clearly Unacceptable

Source: Noise Assessment Guidelines, HUD, 1971.

Existing noise impacts created by the freeway and arterial streets are presented in Figures 6.1-4. As development occurs this figure should be updated to represent increased traffic volumes. The major method to effectively reduce noise from road and railroad sources is through the use of physical barriers. Figure 6.1-5 illustrates alternative roadway and structural treatments to assist in achieving an acceptable interior and exterior noise level.

Problems

- Significant areas of noise impact are created by the auto circulation system in the City and Sphere of Influence. Roadway and structural mitigation measures are expensive.
- The Southern Pacific Railroad line creates substantial noise impacts which must be mitigated.

Opportunities

- Precedents exist for local noise ordinances involving both noise sources and sound insulation in building design, so Palm Desert will be able to develop ordinances which are enforceable.



FIGURE 6.1-4
EXISTING NOISE CONTOURS
1974 CNEL ZONES

Clearly Unacceptable
75 dB(A) for
8 hrs. per 24 hrs.

Normally Unacceptable
65 dB(A) for
8 hrs. per 24 hrs.


NORTH 
0 1 2 Miles 3
WILSEY & HAM



FIGURE 6.1-5
NOISE ABATEMENT STRATEGIES

IMPLEMENTATION POLICES

The City shall:

- . DISCOURAGE ANY REGIONAL, STATE OR FEDERAL ACTIONS WHICH WOULD INCREASE THE NOISE LEVELS IN THE CITY, AND TAKE A STRONG STAND ON ACTIONS WHICH INCREASE THE NOISE LEVELS BEYOND ACCEPTABLE LIMITS.
- . AID IN THE ENFORCEMENT OF FEDERAL AND STATE STANDARDS FOR NOISE-PRODUCING EQUIPMENT INCLUDING CARS, MOTORCYCLES, TRUCKS, ETC.
- . DEVELOP AND ENCOURAGE THE USE OF CIRCULATION SYSTEMS WHICH DO NOT PRODUCE HIGH NOISE LEVELS, INCLUDING BICYCLE AND PEDESTRIAN SYSTEMS.
- . REQUIRE, THROUGH THE ENVIRONMENTAL IMPACT STATEMENT REVIEW PROCESS, ALL DEVELOPERS OF RESIDENTIAL PROPERTY IN "DISCRETIONARY-NORMALLY UNACCEPTABLE" NOISE ZONES DEFINED BY HUD STANDARDS TO PRESENT ALTERNATIVES FOR DEALING WITH NOISE IMPACT. SUCH ALTERNATIVES MAY INCLUDE WALL AND WINDOW ACOUSTIC TREATMENT, ADDITIONAL SETBACKS, SHIELDING OF OPEN SPACE AREAS FROM NOISE SOURCES, ETC., INCLUDING ESTIMATES OF ADDITIONAL COSTS IF NOISE ABATEMENT ALTERNATIVES ARE NOT SELECTED.
- . CONSIDER LANDS IN "DISCRETIONARY-NORMALLY UNACCEPTABLE TO CLEARLY UNACCEPTABLE" ZONES (65 dBA, IF EXCEEDING 8 HOURS IN 24 HOURS) UNACCEPTABLE FOR SUBDIVISION DEDICATION AS OPEN SPACE EXCEPT WHEN SHIELDED FROM NOISE SOURCES BY APPROPRIATE NOISE BARRIERS.
- . ENCOURAGE MANUFACTURERS AND DISTRIBUTORS LOCATING IN PALM DESERT TO CONSIDER AND MITIGATE NOISE PROBLEMS IN THEIR OPERATIONS.
- . DEVELOP A COMPREHENSIVE NOISE ORDINANCE WHICH REFLECTS THE LAND USE/NOISE RELATIONSHIP SHOWN IN FIGURE 6.1-1 AND SPECIFIES APPROPRIATE RESTRICTIONS AND MITIGATION FEATURES FOR DEVELOPMENT IN NOISE IMPACT AREAS.

6.2 SAFETY ELEMENT

INTRODUCTION

The Safety Element provides a framework by which safety considerations can be introduced into the planning and development process. Its specific focus is towards the reduction of loss of life, injuries, property damage and dislocation due to fires, floods, and other natural disasters.

Natural hazards cannot be localized; they must be considered within the regional context. In light of this, the Safety Element must consider the role of Palm Desert in relation to regional type hazards.

GOALS AND OBJECTIVES

Goal

- . MINIMIZE THE DANGER TO LIFE AND PROPERTY FROM MAN-MADE AND NATURAL HAZARDS.

Objectives

- . REDUCE THE PROBABILITY OF HAZARD OCCURRENCE.
- . REDUCE THE SEVERITY OF IMPACTS FROM THOSE HAZARDS WHICH CANNOT BE AVOIDED.

BACKGROUND

Fire Protection

The Riverside County Department of Fire protection provides fire protection within Palm Desert. One fire station is located within the City and has two 750 gallons per minute fire trucks, a volunteer rescue squad and a volunteer fire department. In addition, fire stations are located in Cathedral City and in Bermuda Dunes.

Flood Control

Flood control measures are under the direction of the Coachella Valley County Water District. As indicated in Figure 6.2-1 flooding problems are basically of two types: areas of occasional flooding due to sheet flow conditions and areas of occasional flooding if and when levees are breached.

A Comprehensive Plan for Surface Water Drainage for the Palm Desert area was prepared in 1966, however, many of the proposals in that report have yet to be implemented.

Disaster Preparedness

At the present time, the City does not have a disaster preparedness plan but has the potential for contracting with the County Disaster Preparedness office for disaster services.

Problems

- Fire protection is inadequate for a fast growing urbanizing area.
- No disaster preparedness plan has been developed for the City.
- Although a Drainage Report has been prepared, most of its recommendations have yet to be implemented.

Opportunities

- The City can contract with the County for Disaster Preparedness planning.
- The City can plan for its own system of fire protection in the future.
- The City has the potential of implementing the Comprehensive Plan for Surface Water Drainage.

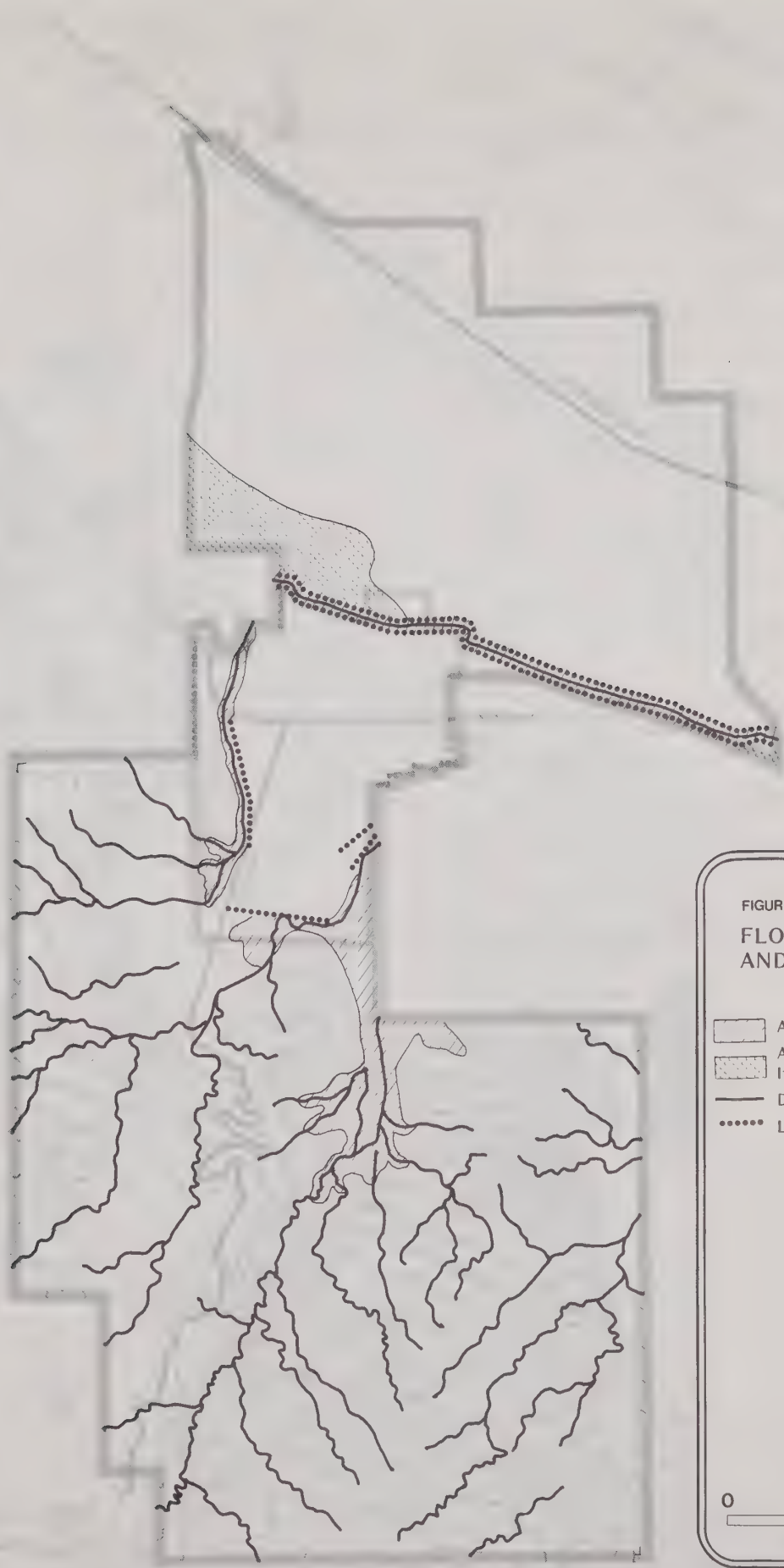




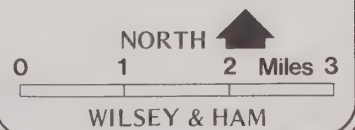


FIGURE 6.2-1

FLOOD PLAINS
AND DRAINAGE

-  Area Of Occasional Flooding
-  Area Of Occasional Flooding
If Levees Are Breached
-  Drainage
-  Levees



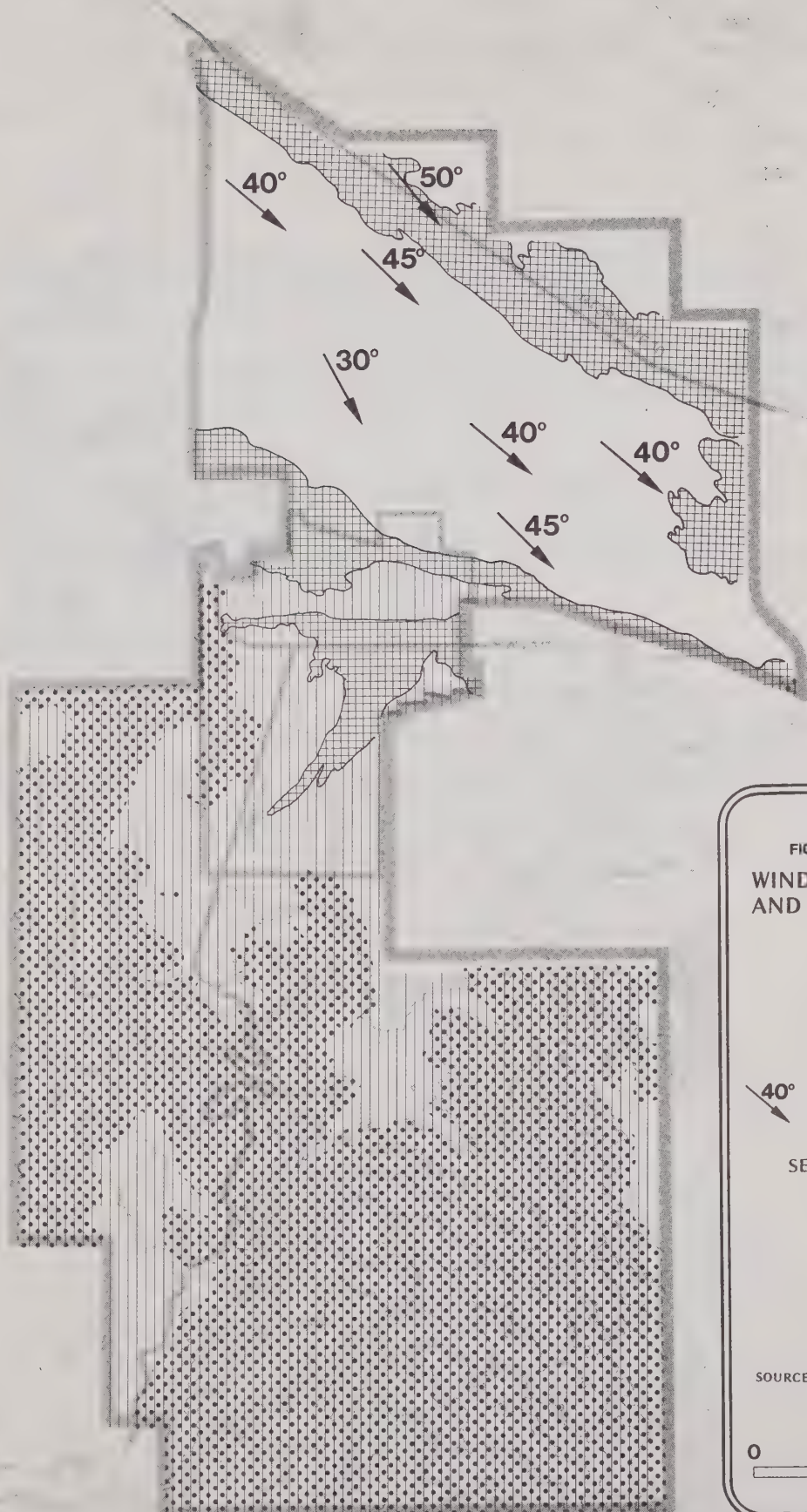


FIGURE 6.2-2

WIND EROSION HAZARD AND SEVERE SLOPES

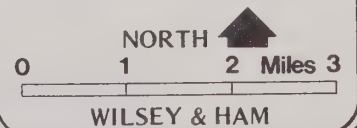
-  Slight
-  Moderate
-  Severe

 40° Wind Direction With Degree Of Angle West Of True North

SEVERE SLOPES

-  9% to 30%

SOURCE: USDA, Soil Conservation Service



IMPLEMENTATION POLICIES

The City shall:

- CONTINUE ITS EFFORTS TO UPGRADE FIRE PROTECTION IN THE CITY AND ESTABLISH PERIODIC REVIEW PROCESSES AND STANDARDS TO ENSURE THAT THE SERVICE REMAINS AT HIGH LEVELS.
- DETERMINE THE FEASIBILITY OF CONTRACTING WITH THE COUNTY'S DISASTER PREPAREDNESS OFFICE FOR DEVELOPMENT OF AN EMERGENCY DISASTER PLAN.
- CONTINUE TO DEVELOP A FLOOD CONTROL SYSTEM.
- ENCOURAGE THE USE OF LOCAL ENERGY SOURCES AS A MEANS OF PROVIDING A CONSTANT AND UNINTERRUPTED SUPPLY OF VITAL POWER.

6.3 SEISMIC ELEMENT

INTRODUCTION

The purposes of the Seismic Element, which was developed in conjunction with ENVICOM Corporation, are threefold:

- To provide the City of Palm Desert with the necessary data and interpretation to take the maximum advantage, in terms of development and safety, of the City's natural geologic setting.
- To provide the City of Palm Desert with a Seismic Element that meets the requirements of Section 65302 of the Government Code and is compatible with the Guidelines for local General Plans sponsored by the Council on Intergovernmental Relations.
- To utilize seismic information within the General Plan process.

This element is a summary of the information contained in the Technical Seismic Safety Element developed by ENVICOM Corporation. As a summary, this document is necessarily simplification of the Technical Seismic Safety Element. Conclusions should not be formulated without reviewing the Technical Document in detail.

GOALS AND OBJECTIVES

Goal

- MINIMIZE THE DANGER TO LIFE AND PROPERTY FROM POTENTIAL ENVIRONMENTAL HAZARDS.

Objectives

- REDUCE TO A MINIMUM THE LOSS OF LIFE, DISRUPTION OF GOODS AND SERVICES AS WELL AS THE DESTRUCTION OF PROPERTY ASSOCIATED WITH AN EARTHQUAKE.
- TAKE POTENTIAL HAZARDS INTO ACCOUNT IN THE GENERAL PLAN.

BACKGROUND

Responsibility for Seismic/Geologic Hazard Evaluation

The responsibility for the evaluation of seismic and geologic hazards lies with both the public and private sectors. The following are suggested as guidelines in determining the distribution of responsibility of the two sectors:

1. The owner or developer of a particular site should be responsible for, and should bear the cost of the evaluation of those hazards that can be evaluated on or in the near vicinity of the site.
2. Those hazards that cannot be adequately evaluated at the site should be considered for evaluation with public funds. The nature of the funding may vary depending on the extent of the impact of the hazard.
3. To facilitate the administration of public safety, it may be desirable to undertake, with public funds, a general evaluation of site-related hazards as they exist within an entire jurisdiction.

The application of these guidelines to geologic/seismic hazards depends on the type of hazard and the availability of information that can be used to evaluate the hazard. For example, faults can be located on a particular site by the engineering geologist during the site investigation. However, the rock formations necessary for evaluation of the activity of the fault are normally present only at certain critical locations, and evaluation of activity may require a publicly funded investigation. On the other hand, landslides can normally be evaluated as part of the site investigation funded by the owner or developer. Public agencies may wish to fund a general investigation of landslide hazards to facilitate the administration of public safety, but the final evaluation must be a part of site evaluation because additional hazard may be introduced by proposed modification of the site.

The distribution of emphasis of this Seismic Safety Element is based on these concepts. Those aspects of a particular hazard that cannot be evaluated on a site-basis, or which can more efficiently be evaluated on a regional basis, are emphasized in this analysis. Those hazards that can be effectively evaluated as part of site investigations are treated in a general way with the intent that the results be used to facilitate the administration of public safety. It should be emphasized that such generalized

evaluations should in no way be considered a substitute for a detailed site investigation which must consider not only existing conditions but also any hazards that may result from proposed modifications of the site.

A key step in hazard evaluation is public involvement, through their elected representatives, in the determination of acceptable levels of risk. All hazards involve risk. A technical evaluation may determine certain risk parameters, but only the public can determine the acceptable balance between the risk of a hazard and the cost of mitigation. Because of the extreme importance of this step, primary emphasis is placed on the technical evaluation of available information relating to the risk of seismic hazards. The technical analysis can provide such information, but only the public sector can make the final determination of the acceptability of those risks.

The relationship between the concepts discussed above and the evaluation of specific seismic/geologic hazards is shown in Figure 6.3-1. The primary responsibility for evaluation of each aspect of a hazard is shown by a "XX", and by a "XXX" if a determination of acceptable risk is involved. Those aspects for which either sector may commonly have a secondary responsibility are indicated by an "X". The intent is to show the distribution of responsibility for evaluation of a hazard; the overall regulatory responsibility of government is not included.

Geologic and Seismic Setting

The City of Palm Desert is located on recent (Holocene) alluvium derived primarily from Dead Indian Creek. The alluvium is composed of unconsolidated boulder and cobble gravel and sand within and near the mouths of the canyons, grading to sand, silt and clay in the lower parts of the Valley. These materials range in thickness from a feather edge near the mountains to 1000 feet or more in the Valley.

The mountains to the south and west of the City are underlain by hard, resistant granitic and metamorphic rocks that form moderately steep to steep ridges and canyons.

Major faults located within the City limits of Palm Desert include several within the granitic and metamorphic rocks in the western and southern part of the City, and the South Pass fault group in the northern part of the City. These faults were probably active during the early formation of the San Jacinto Mountains, but there is no evidence to indicate that they are active today.

Geologic hazard zones have been established by the State Geologist as required by the Alquist-Priolo Act (SB 520) along the San Jacinto fault to the southwest and along the several branches of the San Andreas fault

FIGURE 6.3-1

DISTRIBUTION OF RESPONSIBILITY FOR
EVALUATION OF SEISMIC/GEOLOGIC HAZARDS

Hazard	Responsible Sector	
	Public	Private
1. Fault rupture: a. Evaluation of fault b. Location at site	XXX	XX
2. Earthquake shaking: a. Sources of shaking b. General levels of shaking c. Effects on site	XXX XX	X XX
3. Tsunamic and seiche: a. Risk of occurrence b. Effects on site	XXX	XX
4. Dam failure: a. Risk of occurrence b. Effects on site	XXX	XX
5. Landslide: a. Regional evaluation b. Effects on site	XX	X XX
6. Liquefaction, settlement, & subsidence: a. Regional evaluation b. Effects on site	XX ⁽¹⁾	XX

- X Secondary responsibility
 XX Primary responsibility
 XXX Primary responsibility including determination of acceptable risk

(1) Evaluation requires determination of expected shaking.

(Garnet Hill, Banning, and Mission Creek) to the northeast. No such zones have been established within the City limits of Palm Desert, and none are anticipated on the basis of existing information.

Information bearing on the reoccurrence of earthquakes on the San Jacinto and San Andreas faults has been developed in the Technical Seismic Report. This information is pertinent to Palm Desert in that it bears on the risk of earthquake shaking in the City. While the results of analysis using various types of data are somewhat inconsistent, the following are considered the most important to the risk of earthquake shaking at Palm Desert (Figure 6.3-2).

1. The San Jacinto fault is one of, if not the, most active faults in California. It has a well established pattern as the source of numerous moderate sized earthquakes in the range of magnitude 6 to 7 about once every 12 years at some point along the fault and about every 200 years at any given point. Recent activity has centered primarily on the southern segments of the fault, but activity should increase on the northern segments nearer Palm Desert in the near future.
2. While an earthquake of magnitude 6.5 is considered the most probable event on the San Jacinto fault, a larger event of about magnitude 7.5 should be considered as a possibility, particularly in the design of the more important or critical structures.
3. The San Andreas in the Palm Desert area exhibits a relatively low level of seismicity. The recurrence interval for a magnitude 6.5 earthquake resulting from slip along any particular part of the fault is approximately 500 years.
4. Crustal strain (regional less San Jacinto movement) and recent and late Pleistocene movement, however, suggest a much higher level of activity. If these indicated rates of movement are converted to a theoretical recurrence interval for a magnitude 6.5 earthquake, it is only 25 years or less or one-tenth or less that from seismicity.
5. Data on movement of the San Andreas fault system along its entire length indicates rates of movement in the range of 5 to 8 cm/yr are likely. Only about one-third of this can be accounted for along the San Jacinto fault, leaving the San Andreas itself about twice as active as the San Jacinto.
6. The San Andreas fault in the Palm Desert area is generally considered to be part of an "active area" rather than one of the "locked segments" of the fault. A "great" earthquake (magnitude 7.8 or

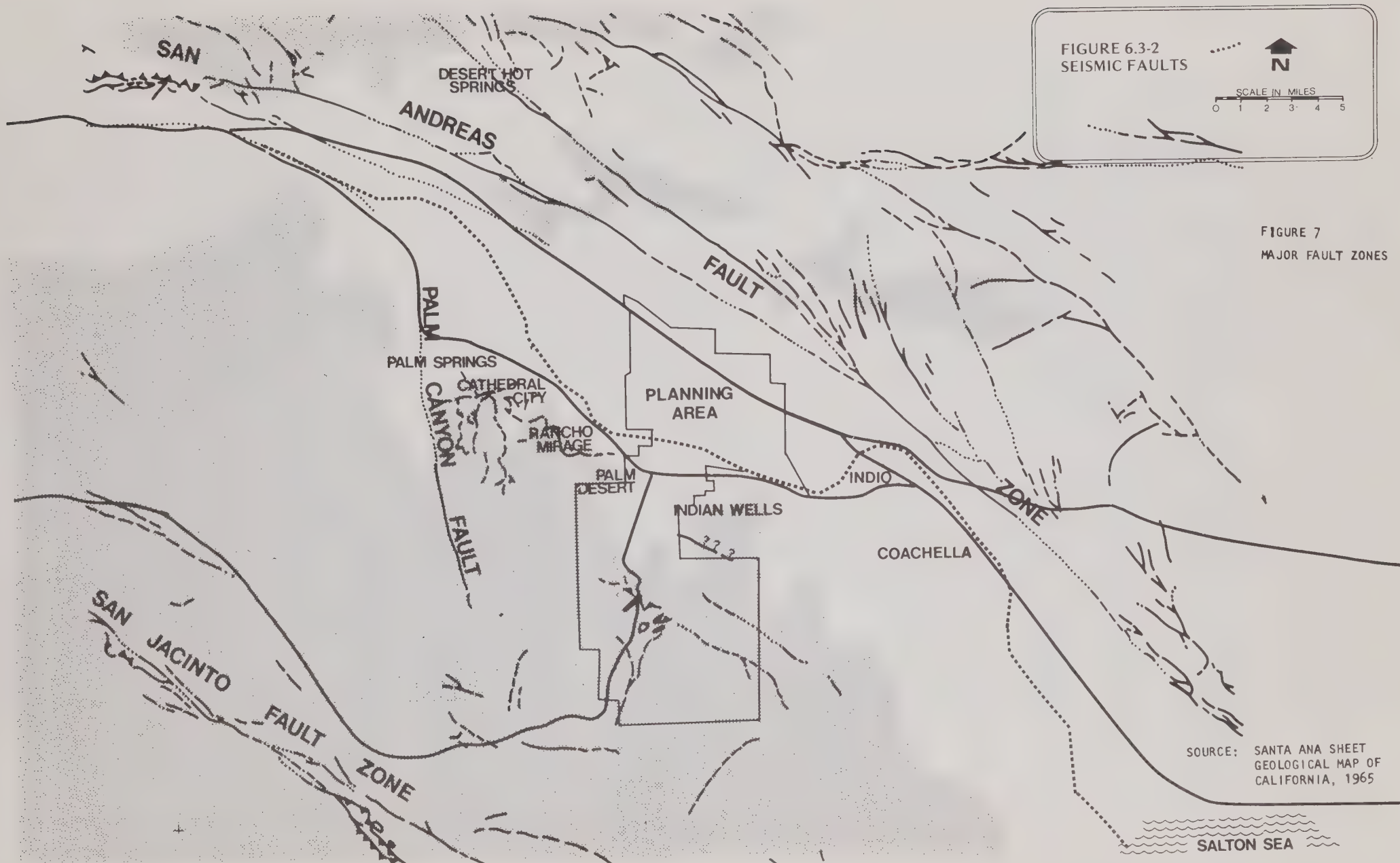


FIGURE 7
MAJOR FAULT ZONES

more) is, therefore, considered unlikely. A "major" earthquake, however, with a magnitude of approximately 7.5, is considered likely.

7. Recurrence data is somewhat conflicting, but "best estimates" for expected earthquakes are as follows:

<u>Fault and Earthquake Magnitude</u>	<u>Recurrence Interval</u>
San Jacinto fault	
Magnitude 6.5	200 years
Magnitude 7.5	500 years
San Andreas fault	
Magnitude 7.5	50-150 years

Seismic Hazard

The choice of a particular earthquake, for which protection is to be provided, involves a determination of acceptable risk. In general, the risk of occurrence decreases as the magnitude of the potential earthquake increases. Since the cost of providing protection increases as the magnitude of the "design earthquake" is increased, there is a point at which the cost of providing protection becomes prohibitive when considered in the light of the cost involved.

The main sources of earthquake shaking at Palm Desert are the San Andreas fault on the northeast and the San Jacinto fault on the southwest. Information bearing on the risk of occurrence of earthquakes of various magnitudes on these faults has been developed in the Technical Seismic Report. The following are recommended for consideration as the earthquakes that should be taken into account for various types of facilities is as follows:

<u>Use</u>	<u>Magnitude of Earthquake</u>	
	<u>San Andreas Fault</u>	<u>San Jacinto Fault</u>
Critical Facilities	7.5	7.5
Normal Commercial Facilities	7.0	6.5
Normal Residential Facilities	6.5	6.5

The engineering characteristics of these earthquakes are developed in the Technical Seismic Report. The above data represents the preliminary recommendations of acceptable risk for seismic hazards and the public, through its elected representatives, must ultimately decide on the level of risk they deem acceptable for each type of hazard. Further, the public must also decide upon the types of land use that would fall under the facility classifications "normal" and "critical."

The following taxonomy of Critical Facilities (Figure 6.3-3), is intended to use as a guide in evaluating the importance of each facility relative to overall public safety.

Seismic Response Zones (Figure 6.3-4)

The derivation of the seismic zones have been documented in the Technical Report. They are expressive of the level of ground motion that can reasonably be anticipated from earthquakes on the principal fault systems affecting Palm Desert. The characteristics of each seismic zone are represented by response spectra which translate ground motion into displacement (inches); velocity (inches per second); and acceleration (inches per second expressed as a percent of the acceleration of gravity). These three factors which are derived from mathematical analysis are essentially the descriptions of each seismic zone.

In discussing the major groupings of the seismic zones the following general statements can be made:

1. The seismic zones have been derived from two basic sets of criteria, (a) distance from the source of an earthquake; and (b) geographic differentiation of soil and bedrock conditions.
2. The seismic zone analysis is based upon the San Andreas and San Jacinto fault systems as the principal sources of strong ground shaking in Palm Desert.
3. Soil and bedrock conditions within the seismic zones have been differentiated into three significant zones as follows:

Zone A - Alluvium, more than 200'

Zone B - Alluvium, 200' or less

Zone C - Bedrock (Firm to hard)

The general sensitivity of the seismic response zone is rated on a 1-10 scale in Figure 6.3-5.

FIGURE 6.3-3

TAXONOMY OF CRITICAL FACILITIES

Facility	Potential Effect on Loss of Life	Required for Community Functioning
Dams	X	
Electrical Substation		X
Schools	X	
Fire Stations		X
Railroad Lines		X
City Buildings	X	
Hospitals	X	X
Sewage Treatment Plants		X
Water Works		X
Radio Stations		X
Television Stations		X
Microwave Stations		X
Sheriff/Police Offices		X
Major Highways/Bridges	X	X
Airport	X	X

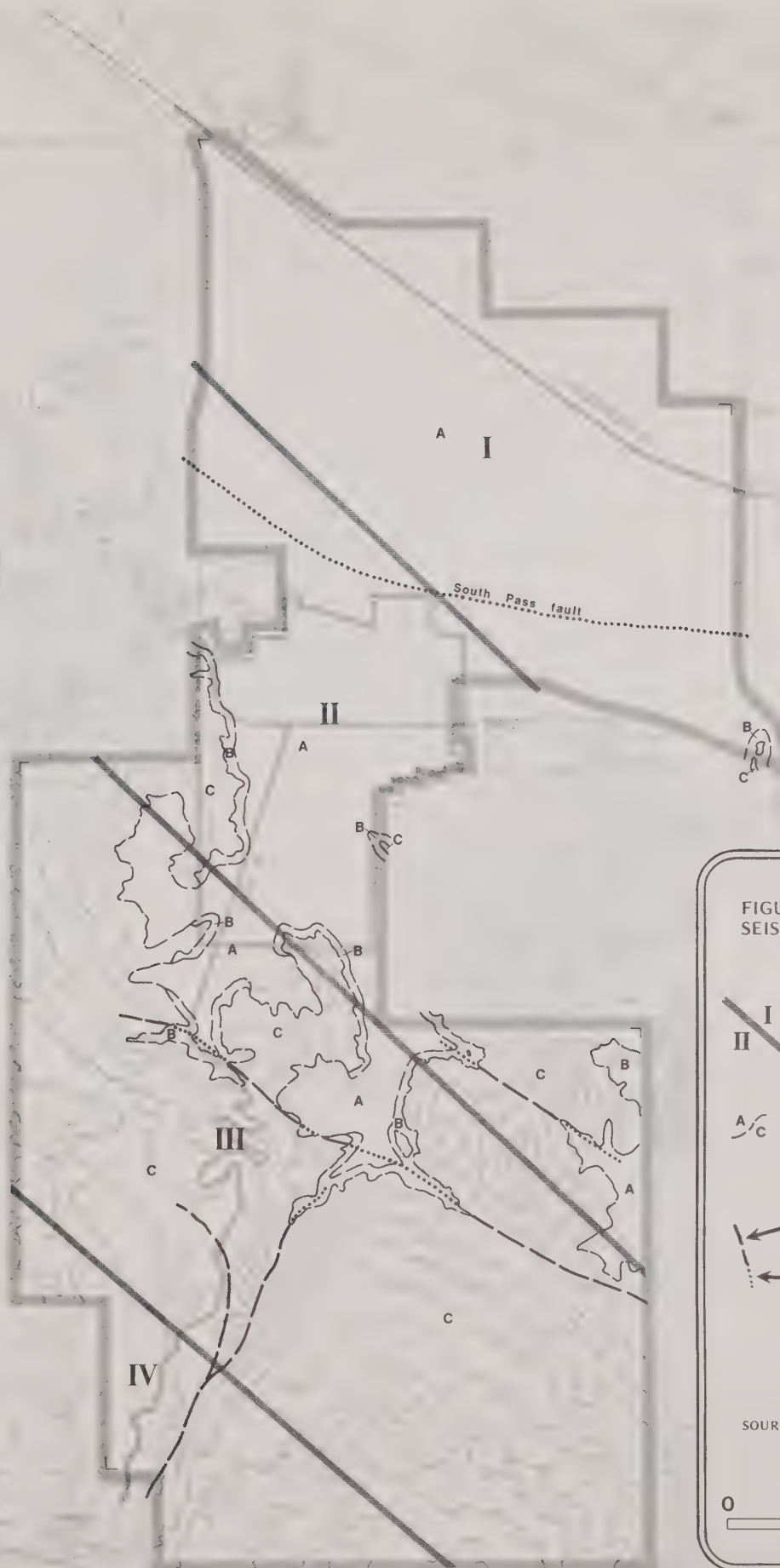






FIGURE 6.3-4
SEISMIC RESPONSE ZONES

-  Zone boundary and zone designation based on distance.
-  Zone boundary and zone designation based on rock or soil type.
-  Fault (approximate)
-  Fault (buried)

SOURCE: ENVICOM Corporation

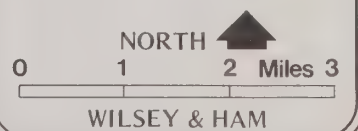


FIGURE 6.3-5

SEISMIC RESPONSE ZONES
- RELATIVE SENSITIVITY -

Scale ^{1/}	Critical Facilities	Commercial Facilities	Residential Facilities
1	1B	1B	1B
2	11B	11B	1A
3	111B	1A	11B
4	1A	111B	111B
5	11A	11A	11A
6	111A	111A	111A
7	1C	1C	1C
8	11C	11C	11C
9	1VC	111C	1VC
10	111C	1VC	111C

^{1/} Scale runs from "most sensitive" 1 to "least sensitive" 10.

1. Settlement

Soils in the Palm Desert area consist of the alluvium underlying the City and thinner residual and locally derived soils in the mountainous areas. The alluvial soils are granular to coarsely granular. The upper few feet is often loose and poorly compacted, and may require some removal and recompaction for heavy structures. Differential settlement, however, should not be a problem provided normal soils engineering precautions are taken.

The soils in the mountainous area of the City are primarily residual (derived in place) soils with some locally derived alluvium. They are relatively thin, and should not be a problem with respect to differential settlement.

Regional settlement may occur as the result of groundwater withdrawal and the lowering of the water table. Such settlement is not normally a hazard to structures because it does not result in differential movement that would cause damage. Aqueducts or other structures that require a precise maintenance of grade may be affected, but most are not.

2. Liquefaction

Liquefaction involves a sudden loss in strength of a saturated, cohesionless soil (predominantly sand) which is caused by shock or strain, such as an earthquake, and results in temporary transformation of the soil to a fluid mass. If the liquefying layer is near the surface the effects are much like that of quicksand on any structure located on it. If the layer is in the subsurface, it may provide a sliding surface for the material above it. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface, and where the soils are composed predominantly of poorly consolidated fine sand.

Review of water-well records of the Coachella Valley County Water District and maps of the California Department of Water Resources (1964) indicates that groundwater levels in the study area have been at or below 100 feet for several tens of years. Considering the demand for water in the area, it is unlikely that water levels will rise to a depth that liquefaction would become a potential hazard at Palm Desert.

3. Landslides

Landslides should be considered a basic geologic hazard rather than one having an unusual association with earthquakes. The shaking of an earthquake only provides the triggering force to initiate downslope movement of a previously unstable earthmass. The prime factor is the unstable

condition itself. Movement could just as easily be triggered by heavy rains, or by grading on a construction project.

The bedrock underlying slopes steep enough to be involved in landsliding at Palm Desert is limited to relatively hard igneous and metamorphic types that are not generally prone to landsliding. The softer sedimentary rocks of the coastal sections of Southern California, in which landslides are common, are not present at Palm Desert. This dominance of relatively strong rock and the low annual rainfall make the Palm Desert area one relatively free of landslides.

Of the several types of landslides normally encountered in Southern California, only rockfalls are present to any significant degree. They are common on the steeper slopes of the rocky terrain to the west and south of the City.

A more detailed assessment of the landslide hazard at any particular site requires detailed knowledge of the site and the nature of any proposed modifications of the terrain. For this reason, geologic and soils engineering investigations should be required for developments in hilly or mountainous terrains. It is only through detailed evaluation of existing conditions and proposed modifications that a high level of safety can be assured.

Tsunamis and Seiches

Tsunamis are seismic sea waves, and do not present a hazard at Palm Desert.

Seiches are standing waves produced in a body of water by the passage of seismic waves from an earthquake. Seiches are not a hazard because of the absence of lakes or reservoirs of significant size within the City.

Problems

- . While ground breakage is not expected to occur within the study area, the area would be subjected to ground motion and other effects of earthquakes.
- . In the event of a large earthquake bridge structures, particularly in Seismic Zones I and II, may be damaged. In this event, access to and from the City could be severely impaired.

Opportunities

- . On the basis of existing information none of the faults within the City of Palm Desert can be considered "active" or "potentially

active" as presently defined by the State Mining and Geology Board and the State Geologist.

- . No Special Studies zones as required by the Alquist-Priolo Geologic Hazards Act have been delineated within the City by the State Geologist, and, based on the information developed in this study, none are expected.
- . Settlement and liquefaction as a result of seismic shaking are not considered significant hazards in Palm Desert, provided soils engineering investigations are conducted by competent professionals on sites considered for structures.
- . Soft sedimentary rocks, prone to landsliding in many other parts of California, are not present at Palm Desert, and this hazard is limited primarily to the rockfall types of landslide in the mountainous terrain in the western and southern part of the City.
- . Tsunamis and seiches are not a hazard at Palm Desert.
- . There is the opportunity to minimize the risk of seismic hazard through good planning, earthquake resistant design and disaster planning.
- . The City is not characterized by hazardous structures.
- . Findings indicate that there should be no restrictions placed on the location or type of single-family housing within the Planning Area based on the response spectra in the Technical Report.

IMPLEMENTATION POLICIES

The City shall

- . REQUIRE A GENERAL GEOLOGIC INVESTIGATION TO BE INCLUDED IN THE ENVIRONMENTAL IMPACT REPORT FOR ANY PROPOSED USE IN THE PLANNING AREA.
- . REQUIRE A DETAILED GEOLOGIC INVESTIGATION IF THE GENERAL GEOLOGIC INVESTIGATION INDICATES THE NEED FOR ONE. THIS SHOULD TAKE PLACE PRIOR TO THE FILING OF SUBDIVISION MAPS.
- . REQUIRE SPECIAL EARTHQUAKE RESISTANT DESIGN FEATURES OR USE LIMITATIONS AS ARE APPROPRIATE TO THE SPECIFIC CASE IF A DETAILED GEOLOGIC INVESTIGATION CONFIRMS THE EXISTENCE OF A POTENTIAL SEISMIC HAZARD.
- . MODIFY THE CITY OF PALM DESERT'S BUILDING CODE USING THE SEISMIC ZONES AND ATTENDANT RESPONSE SPECTRA AS A GUIDELINE. THIS WILL BRING THE BUILDING CODE INTO CONFORMANCE WITH EXPECTED SEISMIC CONDITIONS RESULTING FROM FUTURE EARTHQUAKES.
- . ESTABLISH A PROGRAM OF BUILDING INSPECTION TO IDENTIFY ALL STRUCTURES IN THE CITY THAT DO NOT MEET MODERN EARTHQUAKE STANDARDS FOR CONSTRUCTION AND CONFORM TO DESIGN CRITERIA OF THE MODIFIED CITY BUILDING CODE.
- . MAKE AVAILABLE THE TECHNICAL SECTION OF THE SEISMIC SAFETY ELEMENT TO DEVELOPERS FOR REVIEW AND USE WHEN PROPOSING LAND DEVELOPMENT.
- . REQUIRE DETAILED SITE STUDIES TO ASCERTAIN THE POTENTIAL SEISMIC HAZARD ON FACILITIES WHICH ARE CRITICAL IN AN EMERGENCY. THESE FACILITIES INCLUDE BUT ARE NOT LIMITED TO:
 - 1. HOSPITALS
 - 2. POLICE AND FIRE STATIONS
 - 3. MUNICIPAL GOVERNMENT CENTERS
 - 4. TRANSPORTATION LINKAGES
 - 5. MAJOR PUBLIC UTILITIES (ELECTRICAL, WATER FACILITIES)
 - 6. DESIGNATED EMERGENCY CENTERS
 - 7. BUILDINGS GREATER THAN 6 STORIES IN HEIGHT.
- . ENCOURAGE INDIVIDUAL CITIZENS TO ESTABLISH "FAMILY EMERGENCY DISASTER PLANS".

- . ENCOURAGE STATE, FEDERAL AND OTHER GOVERNMENTAL AGENCIES TO INTENSIFY RESEARCH ON SEISMIC AND OTHER GEOLOGIC HAZARDS.
- . REVIEW ANNUALLY AND COMPREHENSIVELY REVISE EVERY FIVE YEARS, OR WHENEVER SUBSTANTIALLY NEW SCIENTIFIC EVIDENCE BECOMES AVAILABLE, THE SEISMIC SAFETY ELEMENT.

6.4 CONSERVATION AND OPEN SPACE ELEMENT

INTRODUCTION

The need for open space within and adjacent to the urban environment is greater than just for its role in providing areas with traditional forms of recreation. Open space allows for the preservation of natural assets which cannot coexist with development. These include wildlife and their habitats, scenic vistas, unusual land form conditions, significant vegetation, as well as significant agriculture and mineral resources. Incorporating factors such as those listed above into an open space system contributes to the direct or indirect enjoyment and benefit of all. A break is established in the urban structure which results in visual relief, diversity, texture and pattern.

Open space can also be used to set aside those areas that have a potential danger to man should he develop them. Dangers from earthquake, landslide, fire, and erosion can be minimized by their incorporation into the open space system.

GOALS AND OBJECTIVES

Goal

- MAINTAIN CONCERN FOR THE NATURAL ENVIRONMENT AS A MAJOR STRUCTURING FACTOR IN THE DEVELOPMENT OF THE CITY.

Objectives

- DESIGNATE AND MAINTAIN APPROPRIATE NATURAL AREAS IN THEIR UNDEVELOPED STATE AT BOTH THE CITYWIDE AND NEIGHBORHOOD SCALES.
- ESTABLISH CRITERIA TO EVALUATE DEVELOPMENT PROPOSALS, MAKING SURE THAT THE CRITERIA CONTAIN THE FLEXIBILITY NECESSARY TO RECOGNIZE DESIGN AND TERRAIN UNIQUENESS OF A PARTICULAR SITE.
- DEVELOP PROGRAMS FOR THE IMPLEMENTATION OF THE OPEN SPACE SYSTEM.

BACKGROUND

State legislation defines open space land as "any parcel of land or water which is essentially unimproved and devoted to an open space use". Open space uses include production of food and fiber, enjoyment of scenic beauty, recreation and the use of natural resources. This legislation requires local agencies to identify lands that qualify for open space designation under the following guidelines:

- "1. Open space for the preservation of natural resources, including but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake-shores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
3. Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality."¹

¹State of California, Government Codes, Sec. 65560(b).

The Natural Context For Open Space In Palm Desert

The Palm Desert area can be roughly divided into two major zones (see Figure 6.4-1):

1. The Valley floor consisting primarily of creosote scrub and sand dunes; this zone also includes the bajada, a nearly flat surface of joined erosional deposits along the base of the San Jacinto Mountain range. The present urban area is located at the boundary between the desert floor and the bajada.
2. The San Jacinto Mountains which rise sharply just south of the City limits. The mountain environment consists of four basic life zones:
 - (a) permanent and seasonal water, i.e., the bottoms of canyons which form this zone's drainage pattern,
 - (b) the low desert which starts at the edge of the foothills and rises to about 1000 feet,
 - (c) the high desert between 1000 feet and 3000 feet, and
 - (d) pinyon scrub with some juniper from 3000 feet to 5141 feet (the top of Sheep Mountain which is the highest point in the planning area).

Criteria For The Establishment of Open Space

Consideration of areas for open space was based on a number of natural and cultural factors which are listed below:

1. Natural Factors

- The various biotic provinces (those areas which have basically the same flora and fauna (Figure 6.4-2). There are no unique or rare plants in the planning area.
- Unique wildlife is of special concern in the planning area (Figure 6.4-2). There is one endangered and one rare species of animal, as defined by the California Department of Fish and Game, within the City's Sphere of Influence.

Designated a rare species the California Bighorn Sheep (*ovis canadensis californiana*) occupies virtually the entire mountain zone from about 1000 feet to the top of Sheep Mountain (5141 feet). This animal is a fully protected mammal under State law.

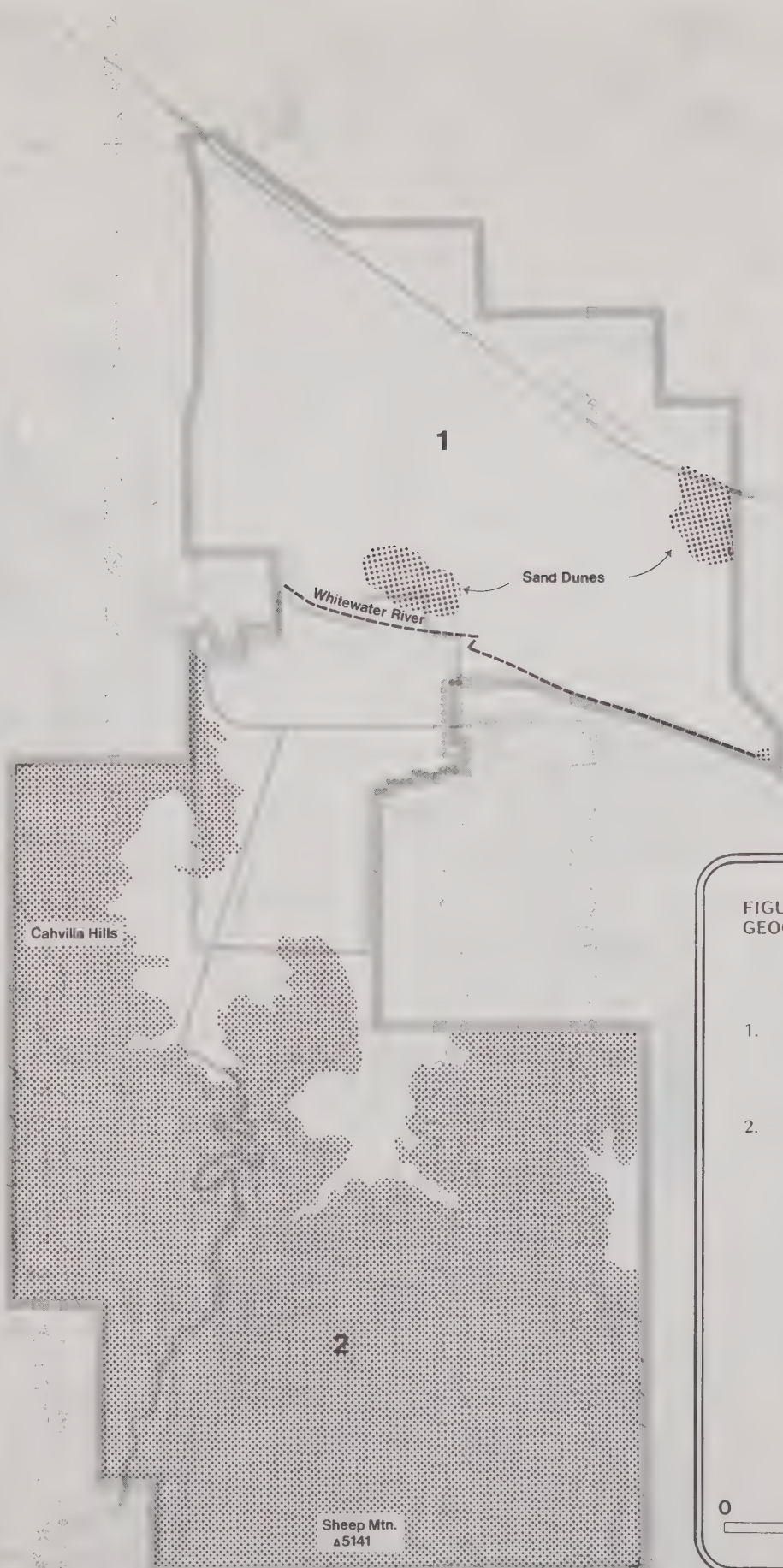
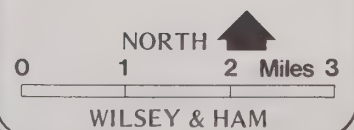
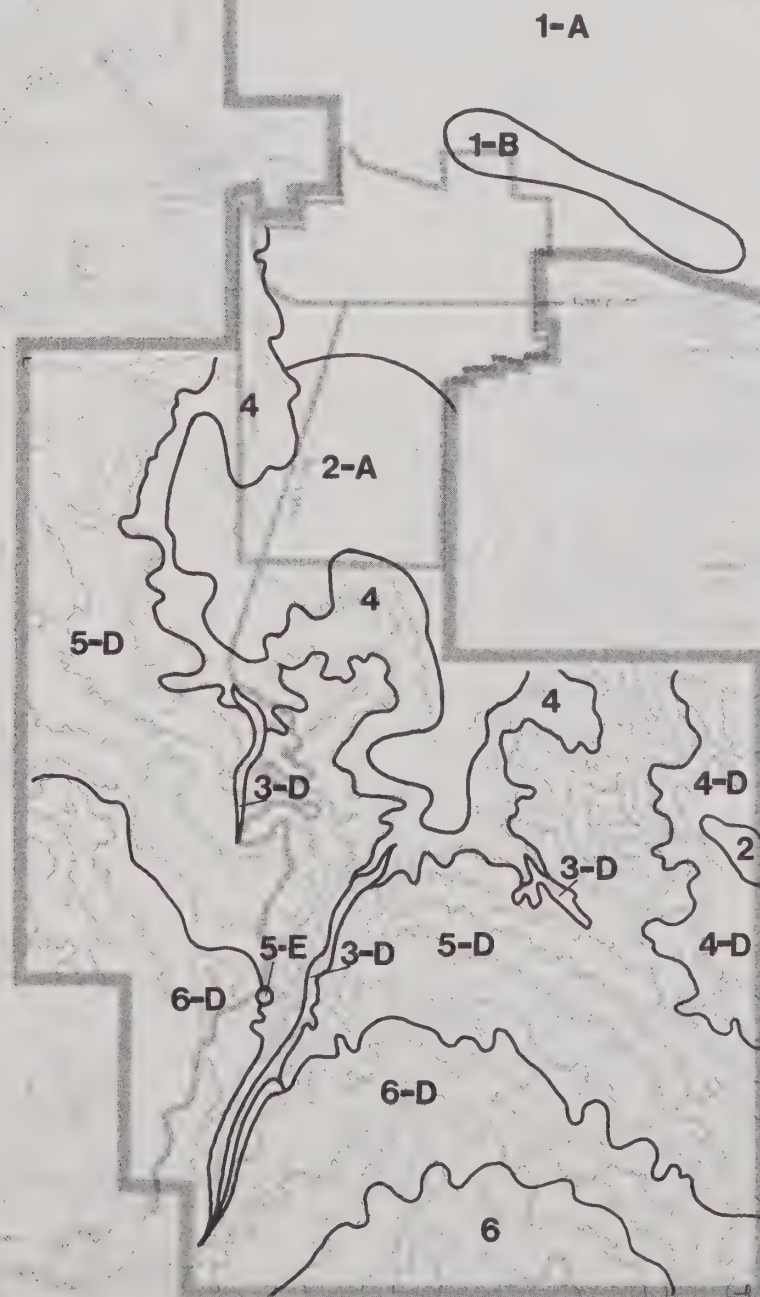


FIGURE 6.4-1
GEOGRAPHIC CONTEXT

1. Valley Floor & Bajada
(from Whitewater River to mountains)
2. San Jacinto Mountains





**FIGURE 6.4-2
WILDLIFE AND VEGETATION**

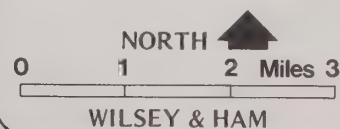
VEGETATION:

- | | | |
|---------------------|----|-------------------------------|
| Mountains
Valley | 1. | Sand dunes and creosote scrub |
| | 2. | Bajada |
| | 3. | Riparian |
| | 4. | Low desert |
| | 5. | High desert |
| | 6. | Pinyon scrub and juniper |

UNIQUE WILDLIFE:

- | |
|---|
| A. Kit Fox
B. Coachella Valley
Fringed-Toad Lizard
C. Flat-tailed Horned Lizard
D. California Big-Horn Sheep
(A rare species)
E. Desert Slender Salamander
(An endangered species) |
|---|

SOURCE: Living Desert Museum



The Desert Slender Salamander (*Batrachoseps aridus*) is considered a Federal and State endangered species. This salamander, first discovered in 1969, is known to exist only in Hidden Palm Canyon, a tributary of Deep Canyon, about 10 miles south of Highway 111. The habitat is on private property, however, the U.S. Bureau of Land Management has been requested to consider acquiring the quarter-section where this animal occurs. Remainder of this section is owned by the Bureau of Land Management.

There are three species of animals which, while not listed in the California Fish and Game Department's reports on endangered and rare fish and wildlife,¹ can nevertheless be considered unique to the Palm Desert area. The rarest animal in the category is the Coachella Valley Fringed-Toed Lizard (*Uma inornata*) which exists only in certain sand dune regions of the western Coachella Valley. It is now threatened with extinction as its habitat is rapidly being destroyed by man. Another reptile, the Flattailed Horned Lizard has been reported in sand dune areas and kit foxes are sometimes seen on the Valley floor. Both of these animals are quite rare in the Coachella Valley.

- The topography and geomorphology (surface characteristics of the earth) were a significant consideration for three reasons: (1) the aesthetically pleasing contrast between the Valley and the mountains; (2) the sand dune environment, a rare and unique feature in deserts; (3) the severe development limitations in the mountainous areas resulting from steep slopes (see maps of non-seismic hazards in Element 6.2, Public Safety).
- Natural hazards include consideration of areas affected by both seismic and other hazards which could be of potential danger to the public. These include flooding and blowsand. (See maps of non-seismic hazards in Element 6.2, Public Safety, and seismic response zones in Element 6.4, Seismic Safety.)

2. Cultural Factors

- Special attention was given to existing and proposed public and private facilities (i.e., parks, desert corridors and golf courses) which appear in the Land

¹At the Crossroads, January 1972.

Use and Public Facilities Elements. Bicycle, hiking, and equestrian trails were also reviewed to determine how they should tie into the proposed open space system.

- Areas currently committed to open space have been recognized as integral to the open space system. These consist of the 14,000 acre Philip L. Boyd Deep Canyon Research Center, the 360-acre Living Desert Reserve, and the Big Horn Sheep Refuge which encompasses most of the mountain zone.
- Archaeologic materials which are likely to be jeopardized by increased development are a significant concern. The Archaeological Research Unit, Dry Lands Research Institute of the University of California, Riverside, conducted a literature search and identified two areas of major archaeological importance. Their summary stated that,
 "...the high archaeological sensitivity of this portion of the Coachella Valley cannot be over-emphasized. The sites in the vicinity of Indian Wells and Point Happy are significant in terms of the materials that could be recovered and their ramifications for reconstructing past subsistence technologies, as well as the sites' geographical situation on the edge of the Valley. The latter is an important consideration in the analysis of settlement patterns in this area of the desert."
- Date Palm agricultural areas are rapidly disappearing in the wake of urban expansion. They provide an attractive unique character to the urban planning area.

The natural and cultural factors were compiled on one map which identifies those areas most appropriate for open space and conservation (Figure 6.4-3). They correspond to areas proposed for open space and conservation in the Land Use Element.

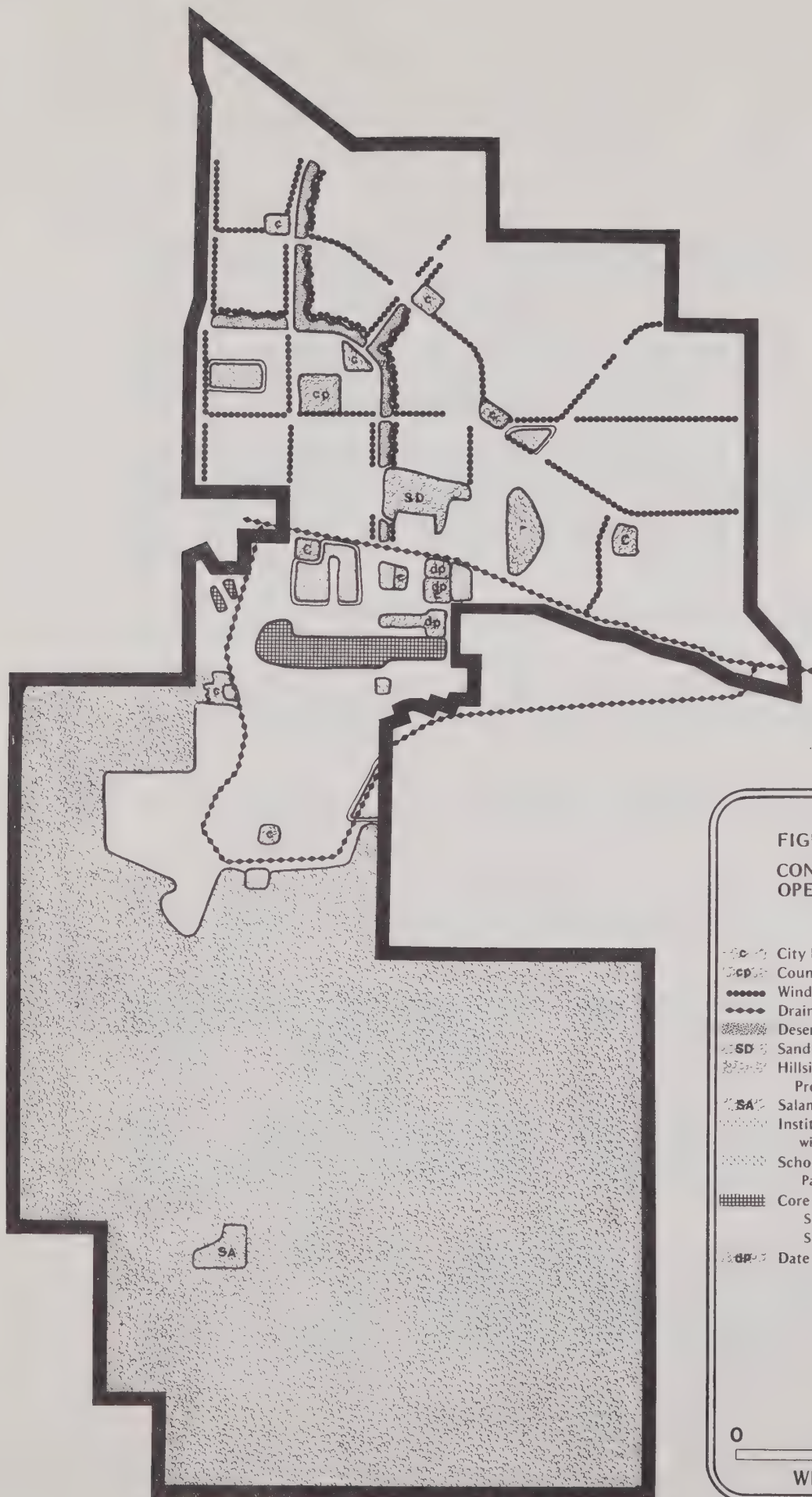

















FIGURE 6.4-3
CONSERVATION &
OPEN SPACE

-  City Park
-  County Park
-  Windbreak
-  Drainage Channel
-  Desert Corridors
-  Sand Dune Preserve
-  Hillside & Wildlife Preserve
-  Salamander Preserve
-  Institutional Use
with Special open space character
-  School
-  Palm Desert Unified School District
-  Core Area
-  Special treatment of
Streetscapes & pedestrian spaces
-  Date Palm Preserve

0 1 2 Miles 3

NORTH 

WILSEY & HAM

IMPLEMENTATION POLICIES

The City shall

- SUPPORT THE CONTINUED MAINTENANCE AND DEVELOPMENT OF THE LIVING DESERT RESERVE AS A WILDLIFE PRESERVE AND MUSEUM OF THE DESERTS NATIONAL ENVIRONMENT.
- SUPPORT THE CONTINUED MAINTENANCE AND DEVELOPMENT OF THE PHILIP L. BOYD DEEP CANYON RESEARCH CENTER AS A WILDLIFE PRESERVE AND NATURAL LABORATORY.
- SUPPORT THE MAINTENANCE AND DEVELOPMENT OF THE BIG HORN SHEEP REFUGE MANAGED BY THE UNIVERSITY OF CALIFORNIA, RIVERSIDE, AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME AS AN ENCLOSURE TO BETTER UNDERSTAND THE ENVIRONMENTAL NEEDS OF THIS RARE SPECIES.
- SUPPORT THE PRESERVATION OF THE DESERT SLENDER SALAMANDER, AN ENDANGERED SPECIES.
- DESIGNATE THE SAND DUNE PARK SHOWN IN THE LAND USE ELEMENT AS A WILDLIFE AND NATURAL PRESERVE, AND ESTABLISH THE FOLLOWING CRITERIA FOR THIS AREA:
 - NO DEVELOPMENT WILL BE ALLOWED EXCEPT FOR NON-INTENSIVE RECREATIONAL FACILITIES SUCH AS HIKING TRAILS AND PICNICKING AREAS.
 - THE AREA SHOULD BE USED FOR EDUCATION PURPOSES WHICH DEAL WITH THE UNIQUE SAND DUNE GEOMORPHOLOGY, FLORA AND FAUNA.
- DEVELOP NEIGHBORHOOD AND COMMUNITY PARKS AS WELL AS EQUESTRIAN/BICYCLE/HIKING TRAILS ACCORDING TO THE STANDARDS AUTHORIZED IN ELEMENT 7 - PUBLIC FACILITIES.
- RETAIN THE ARCHAEOLOGIC SITES AT INDIAN WELLS, POINT HAPPY, AND IN ANY AREAS WHERE POTENTIAL ARCHAEOLOGIC RESOURCES MAY EXIST. CONSIDER THE PROTECTION OF THESE RESOURCES WHEN DEVELOPMENT IS LIKELY TO OCCUR AS EITHER TEMPORARY OR PERMANENT OPEN SPACE.
 - THE DETERMINATION OF WHETHER A SITE, OR PORTION OF A SITE, IS TO BE PERMANENTLY PRESERVED AS OPEN SPACE SHOULD BE BASED ON EVIDENCE PROVIDED BY A PROFESSIONAL ARCHAEOLOGIST. THIS EVIDENCE SHOULD BE COMPILED FROM A THOROUGH INVESTIGATION OF THE SITE IN QUESTION.

- STUDY THE PRESERVATION OF ALL EXISTING DATE PALM GROVES DESIGNATED IN THE LAND USE ELEMENT AS BOTH AGRICULTURAL RESERVES, AND/OR COMMUNITY PARKS. THE FEASIBILITY OF DEVELOPMENT WITHIN SELECT GROVES SHOULD ALSO BE CONSIDERED, AS LONG AS PRIVATE DEVELOPMENT MAINTAINS THE CHARACTER OF THE GROVES.
- DEVELOP A "DESERT CORRIDOR" SYSTEM (SEE FIGURE 6.4-3) UNDER THE FOLLOWING CRITERIA:
 - DESIGN CORRIDORS AT SELECTED ENTRY POINTS (SEE FIGURE 2.1, URBAN DESIGN ABSTRACT) TO PROVIDE "DESERT IMAGE" FOR CITY AND TO ESTABLISH LINES BETWEEN MAJOR PARKS - INCLUDING THE SAND DUNES.
 - SPECIFIC DESIGN FACTORS ARE TO BE DETERMINED BY FUTURE STUDY.
 - THE AESTHETIC QUALITIES OF DESERT TOPOGRAPHY AND FLORA ARE TO BE PRIMARY CONCERNS IN THE DEVELOPMENT OF THE CORRIDOR SYSTEM.
 - CORRIDORS SHOULD BE WIDE ENOUGH TO MAINTAIN NATIVE DESERT FLORA.

6.5 SCENIC HIGHWAYS ELEMENT

INTRODUCTION

Man's increasing concern over the pollution of his surroundings has led to an interest in developing highways which serve transportation needs, as well as facilitate protection and awareness of the environment. State law has now placed the responsibility on local government to provide a Scenic Highways Element for the preservation of visual amenities in both urban and rural areas. This is an especially valuable tool in Palm Desert since it provides an aid in preservation of the area's spectacular natural environment.

The Scenic Highway Element encompasses two primary divisions: (1) the road and its right-of-way; and (2) the scenic corridor extending out to variable distances beyond the right-of-way. The scenic corridor completes the appearance or total composition of the scenic highway.

The boundaries of the scenic corridor are usually delineated by the range of visibility the motorist has from the highway.

GOALS AND OBJECTIVES

Goal

- . PRESERVE AND ENHANCE THE VISUAL ASPECTS OF URBAN AND RURAL HIGHWAY TRAVEL.

Objective

- . DESIGNATE SCENIC HIGHWAYS WHERE COMPONENTS OF THE HIGHWAY SYSTEM RELATE TO SIGNIFICANT ASPECTS OF THE ENVIRONMENT.

BACKGROUND

The element deals with two classifications of scenic highways. These are defined as:

- Rural scenic highways - routes that traverse defined visual corridors within which natural scenic resources are found. Such areas provide recreational value resulting from their scenic beauty.
- Urban scenic highways - routes that traverse an urban area within a defined visual corridor. They offer a view of attractive and exciting urban scenes.

The designation of scenic highways within Palm Desert and its Sphere of Influence has been based on the goals and objectives. (Figure 6.5-1, Regional Scenic Highways and Figure 6.5-2, Scenic Highways in the Palm Desert Planning Area.) Consideration was also given to the Scenic Corridor Elements of the City of Palm Springs General Plan. This element proposes scenic highways far outside the range of Palm Springs planning area. To be successfully implemented it requires the cooperation of the County of Riverside and all the cities within the Coachella Valley.

Legislation to eliminate the State's responsibility for the designation of scenic highways will be presented during the next session of the State legislature (January 1, 1975). The California Department of Transportation anticipates that this legislation will be passed and approved within the first six months of 1975.

Problems

- County scenic highway programs do not provide funding to achieve program objectives.
- Control of the visual quality of all areas within appropriate scenic corridors will involve the commitment of City Staff resources to a design guideline and review process.
- Designation of the specific limits of each recommended scenic highway corridor was beyond the scope of resources available during preparation of the City's initial General Plan.
- Definitions of "rural" versus "urban" character require definitions related to specific standards as well as philosophical intent.

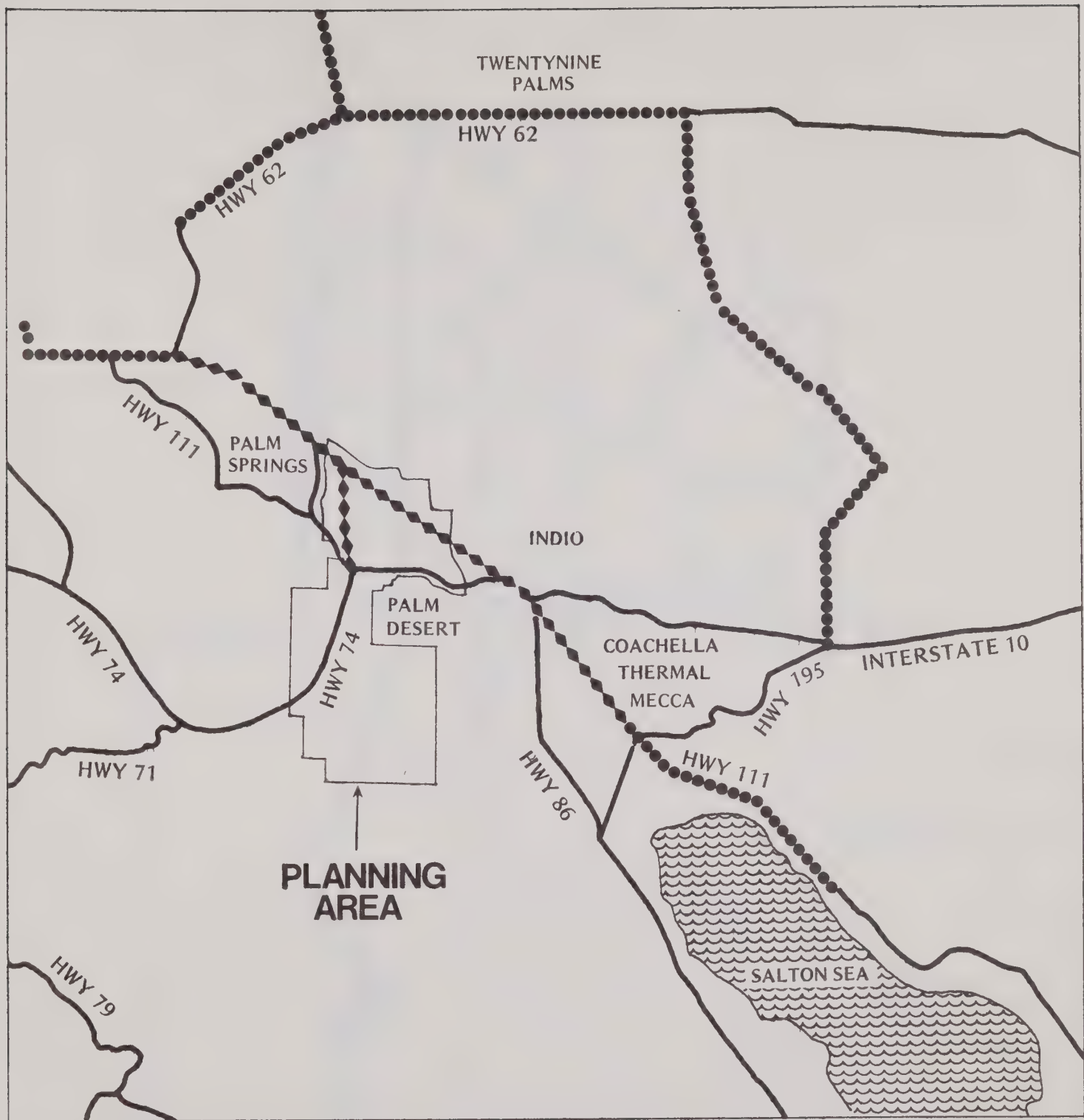
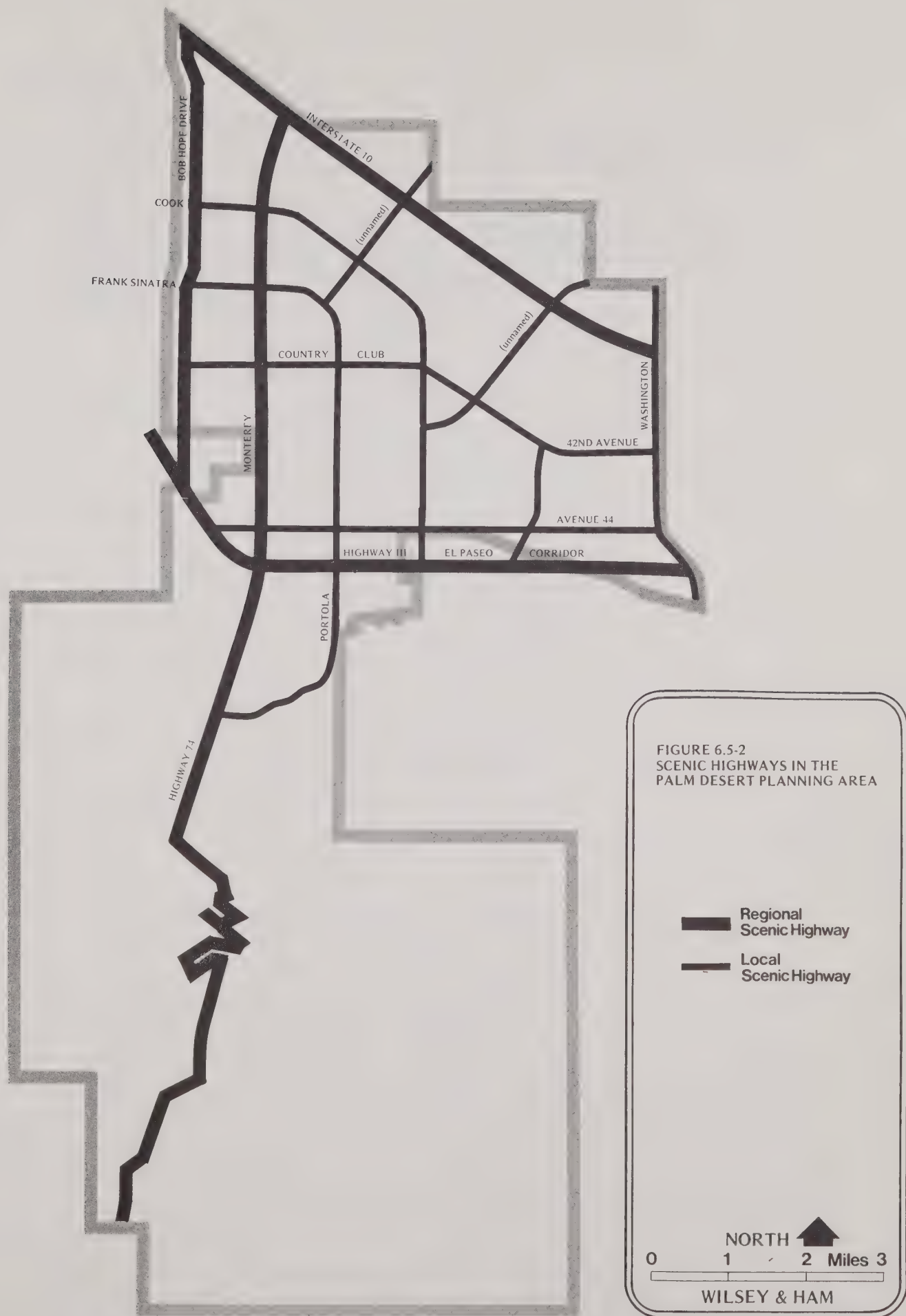


FIGURE 6.5-1
REGIONAL SCENIC HIGHWAYS

- Existing official scenic routes
- Proposed official scenic routes in the State Master Plan of Scenic Highways
- ◆◆◆◆◆ Proposed official scenic routes by the Palm Springs Scenic Corridor Element

Scale: 0 1 2 3 Miles

Source: City of Palm Springs



Opportunities

- Because of the extent of undeveloped land the City can preserve the visual qualities of its scenic highway corridors through appropriate design guidelines and review processes.
- Palm Desert can establish and maintain appropriate liaison with the County, City of Palm Springs, and other cities in the Coachella Valley so that the roads it wishes to develop as scenic highways can fit into areawide plans and potential funding programs.

IMPLEMENTATION POLICIES

The City shall:

- . CONSIDER THE FOLLOWING ROADS (SEE FIGURE 6.5-2) AS THE KEY ELEMENTS OF THE REGIONAL SCENIC HIGHWAY SYSTEM.
 - Interstate 10: This road provides unique views of both mountains and desert vistas.
 - Bob Hope Drive: This highway is the major link between Highway 111 and the City's Core Area, Eisenhower Medical Center and Interstate 10. The highway will become a major factor in the City's continued urban expansion.
 - Highway 111: A section of Highway 111 ties Bob Hope Drive with access to the San Jacinto Mountains from Highway 74. It can provide an impressive contrast between the mountains to the south and urban areas in the Valley floor to the north.
 - Highway 74: This highway is a major entrance to scenic and recreation areas in the San Jacinto Mountains. Successive biotic provinces are viewed as the road progresses from the desert floor to pine forests.
 - Monterey Avenue from Interstate 10 to Highway 111: this road forms a continuous link from Highway 74 to Interstate 10.
- . CONSIDER THE FOLLOWING ROADS (SEE FIGURE 6.5-2) AS KEY ELEMENTS OF THE LOCAL SCENIC HIGHWAYS SYSTEM.
 - Highway 44
 - Country Club Drive
 - Frank Sinatra/Portola
 - Cook Street
- . DEFINE SPECIFIC VISUAL LIMITS TO THE IDENTIFIED SCENIC HIGHWAY CORRIDORS BASED ON, BUT NOT LIMITED TO, THE FOLLOWING CRITERIA:
 - TOPOGRAPHIC LIMITS OF SIGNIFICANT VIEW
 - EXTENT OF VIEW TO SIGNIFICANT LANDMARKS
 - EXTENT OF VIEW TO EDGES OF LAND USES WHICH MAY DEFINE A CORRIDOR EDGE.
- . DEVELOP SPECIFIC DESIGN GUIDELINE AND REVIEW POLICIES RELATED TO THE EXTENT, HEIGHT, CHARACTER AND QUALITY OF DEVELOPMENT WITHIN VISUAL CORRIDORS.

- COORDINATE SCENIC HIGHWAY PLANNING WITH THE CONSERVATION AND OPEN SPACE PLAN AND THE CIRCULATION PLAN.
- COORDINATE SCENIC HIGHWAY PLANNING AND IMPLEMENTATION WITH THE COUNTY OF RIVERSIDE AND CITIES IN THE COACHELLA VALLEY.

7. Public Facilities Element



City of Palm Desert General Plan

7 PUBLIC FACILITIES ELEMENT

INTRODUCTION

Public facilities form a vital part of a city's quality of life for both individuals and groups. A society's basic needs for health, education, welfare, safety, and recreation are met in large part by the community's public facilities. The types of such facilities, their relationship to one another, and appropriate patterns of location are a response to the desires/and needs of the people they serve as well as a reflection of the technological and organization resources available.

For the most part, public facilities, as a service to be provided to the residents, follow rather than lead development. Since the City is highly involved in the location and timing of development it must also concern itself with the provision of services for these developments even though many of these services are not provided by the City itself.

Thus, in developing a general plan for a community it is important that public facilities be developed in a manner which both fulfill the needs and desires of the residents and responds to the pace and location of residential development according to the city's financial resources and funding policies. In this context, the Public Facilities Element suggests standards and policies for various public facilities. Note that Waste Management and Recreation Elements are included as subsections of this element.

GOALS AND OBJECTIVES

Goal

- . PROVIDE A FULL RANGE OF PUBLIC FACILITIES AND SERVICES THAT ARE RELATED TO CITIZEN NEEDS, ARE ECONOMICAL, AND ARE CONVENIENT.

Objectives

- . COORDINATE THE PLANNING OF PUBLIC FACILITIES AND UTILITIES WITH ALL SPECIAL DISTRICTS TO ENSURE THAT DUPLICATION IS AVOIDED SO THAT FUTURE DEVELOPMENT AND GROWTH CAN BE ADEQUATELY SERVED.
- . ENCOURAGE CITIZEN PARTICIPATION ON A CONTINUING BASIS AS A MEANS OF IDENTIFYING PUBLIC FACILITY NEEDS AND STANDARDS FOR FACILITIES.
- . DEVELOP STANDARDS FOR THE PROVISION OF PARKS AND OTHER PUBLIC FACILITIES.
- . AS THE CITY DEVELOPS, CREATE AN APPROPRIATE BALANCE BETWEEN CITY-PROVIDED AND CONTRACT SERVICES.
- . ENSURE THAT PRIVATE DEVELOPMENT WILL NOT OVERLOAD EXISTING PUBLIC FACILITIES OR CREATE THE NEED FOR PREMATURE UNPLANNED INVESTMENTS IN CAPITAL IMPROVEMENTS FOR THE CITY AND DISTRICTS SERVICING THE CITY.
- . DISTRIBUTE FACILITIES AND SERVICES THROUGHOUT THE CITY TO PROVIDE CONVENIENT ACCESS.
- . ENSURE THAT ADEQUATE COMMUNITY FACILITIES ARE AVAILABLE BEFORE PRIVATE DEVELOPMENT IS APPROVED SO TO ENSURE THAT FACILITIES ARE NOT OVERLOADED AND AREAS ARE NOT LEFT UNSERVED.

BACKGROUND

Parks

Developed recreational areas within Palm Desert are presently at a minimum. With the exceptions of the Living Desert Reserve, the facilities provided at the local schools, and the City Park on Painter's Path, no public recreational facilities exist within the City.

Libraries

The Palm Desert Library, constructed in 1962, is a branch of the Riverside Public Library/Riverside County Free Library system. The library contains a book collection of approximately 20,000 volumes and provides, in addition to its regular book lending services, regularly scheduled programs, films, circulating phonograph records, photocopy service, and school visits.

Hospitals

Health facilities within the region are numerous with the Eisenhower Medical Center and Palm Springs Hospital providing the most extensive service at the local level.

Water

Water is supplied to Palm Desert by the Coachella Valley County Water District (CVCWD) and Palm Desert Community Service District from its various wells scattered throughout the area. The District has started a recharge program utilizing water obtained from the Metropolitan Water District which is released into the Whitewater Channel and allowed to percolate into the soil and thus add to the water table.

Major additions to the Palm Desert water system during recent years have included construction of the million gallon Sandpiper Reservoir at Salt Cedar and Desert Lily, a one million gallon reservoir in the Thunderbird Country Club, together with a 2.5 million gallon reservoir to be constructed nearby in December 1975, and 2.5 million gallon reservoir on Alamo south of Homestead with an accompanying major pumping facility.

Sewage System

The CVCWD also has responsibility for waste water treatment within the Palm Desert area. While a large portion of the area continues to utilize septic tanks, a system of treatment plants and their collector systems is being developed. At present, the Palm Desert Country Club treatment plant is the only district-owned plant in operation. A new activated sludge treatment plant is nearing completion north of Cook Street above the stormwater channel. Regional wastewater collection lines have been installed to serve the City. This plant has an

initial capacity of 2.5 million gallons per day with an ultimate capacity of 20 mgd. This plant is expected to serve the urbanized area between Indian Wells and Cathedral City.

Schools

Public schools in Palm Desert are under the jurisdiction of the Desert Sands Unified School District. Three schools are presently operating within the City; Washington (grades K-2); Lincoln (grades 3-5); and the Palm Desert Middle School (grades 6-8). High school students attend school in Indio. A high school site has been selected at the northwest corner of Cook Street and Avenue 44 but construction is not anticipated for at least another five years.

Solid Waste Disposal

The Palm Desert Disposal Service provides solid waste pick-up service in the Palm Desert area for both residential and commercial users. Solid waste is transported to the land fill site five miles southeast of Desert Hot Springs which is operated by Riverside County. No new sites are anticipated as being necessary for the expected population growth of the area although the company does desire to set up a transfer station in the Palm Desert area to reduce transportation costs.

Cultural Center

The College of the Desert has begun a program to develop a cultural center which will hopefully lead to a center for the performing arts. The center, which is presently estimated to be a 6.5 million dollar project, will have, as its first phase, the construction of a 2,500 seat auditorium with services for performing groups. The second phase will concentrate on both music and the visual arts.

Police Protection

Police protection is provided by the Riverside County Sheriff's Department. The Sheriff's Department provides response service to requests for service and investigatory services in criminal cases.

The initial agreement between the City and the Sheriff's Department for law enforcement services was to start with the minimum level of service that was provided to the area prior to incorporation by the Sheriff's Department and the California Highway Patrol. This is the present staffing pattern.

The Sheriff's Department has the capability of providing, through contract, any level of law enforcement desired by the City.

A contract for law enforcement services can be written for any level desired by the City which would provide for proper controls by both parties. Constant review of the service is an administrative function which is accomplished. The results of the review is the subject of discussion with the City and the basis for action of upgrading.

A number of private developments additionally provide internal security services for their residents.

Problems

- . Lack of adequate facilities for civic and cultural activities.
- . Need area for group meetings, theatrical productions, etc.
- . Lack of space for governmental services.
- . Need for adequate local parks.
- . Need to reduce transportation costs of solid waste disposal.

Opportunities

- . Potential for recreational activities at Living Desert preserve and a sand dunes park.
- . Great latitude in the location of public facility sites and the possibilities for achieving optimum locations.
- . Public services may be utilized not only to provide convenient and efficient service but also a framework for developing the City's "image".

Public Facilities Concepts

The major focus within the Public Facilities Element is to develop a well integrated system of public services throughout the City. Rather than attempt to develop a single centered system, the emphasis is, whenever feasible, on a localized program through a multi-centered approach. The intent is to bring the services to the people instead of requiring the people to go to the services. As cities grow at the rapid pace that Palm Desert has, there is a frequent concern on the part of the residents that the pending "bigness" of the community will no longer allow them ready and easy access to their public servants. The policies within this element address this concern.

Inherent as well within the concept of Public Facilities in Palm Desert is the development of a program of public services that will be economical and at the same time reflect the service needs and desires of the City's residents. Figure 7-1 indicates a variety of public facilities which may be either publicly or privately provided within the City as well as provide a reference for facilities which could be considered within the design of the individual neighborhoods in Palm Desert.

PUBLIC FACILITY STANDARDS	POPULATION		USERS		LIFE SUPPORT LINKS
	500 - 1000	1000 - 5000	5000 - 10,000	10,000 - 50,000	
Population required to support facility	500 - 1000	1000 - 5000	5000 - 10,000	10,000 - 50,000	
● MIT Study					
X Fairfax County Study					
	500 - 1000	1000 - 5000	5000 - 10,000	10,000 - 50,000	
	5000 - 10,000	10,000 - 20,000	20,000 - 30,000	30,000 - 40,000	
	40,000 - 50,000	50,000 - 100,000	100,000 - 250,000	250,000 - 1,000,000	
	1,000,000 -				
	SCALE FLEXIBILITY				
	WALKING DISTANCE (mins.)				
	(SCALE 1 - 10)				
	MAXIMUM				
	ADOLESCENTS				
	YOUNG COUPLES				
	YOUNG SINGLES				
	MIDDLE-AGED				
	ELDERLY				
	FEEDBACK SYSTEMS				
	LINE-HAUL TRANSIT				
	UTILITIES				
	CABLE TV POTENTIAL				
1. INSTITUTIONAL					
a. Post Office	● 100				10
b. Library	● 500				15
c. Church	●				10
d. Town Hall	● 5000				10
e. Fire Station	● 10,000				10
f. Police Station	●				10
g. Waste Disposal Plant - advanced	●				10
h. Waste Disposal Plant - conventional	●				10
i. Dispersed Community Clinics	● 5,000				10
j. Multi-Purpose Centers	25,000 X	● 50,000			10
k. Utilities Office	●				10
l. Airport	●				10
m. Railway Station	●				10
n. City Hall	●				10
2. RECREATION I					
a. Communal Garden	● 100				5
b. Infants' Play Space	●				1
c. Children's Play Space	● 300-700				3
d. Restaurant	● 2000				10
e. Local Park	● 2000-4000				10
f. Playground	● 5000				10
g. Bar, Saloon	●				15
h. Gymnasium, Meeting Rooms, Arts and Crafts	● 10,000				15
i. Local Museum	●				30
j. Art Gallery	●				30
k. Small Craft and Boating Rental	●				30
l. Community Theater, Auditorium	● 20,000				20
m. Special Restaurant	●				30
n. Coffee House, Night Club, etc.	●				20
o. Playfield	●				15
p. Indoor Swimming Pool	20,000 X	●			15
q. Movie Theater	●				15
r. Health Club	●				15
s. Ice Rink	30,000 X	●			20
t. Community TV Station	●				20
3. RECREATION II					
a. Drive-In Theater	● 50,000				20
b. Golf Course	25,000 X	●			20
c. Golf Driving Range	●				30
d. Tennis Club	●				30
e. Swimming Beach	2,000 X	●			30
f. Marina	●				30
g. Convention Hall	100,000	●			30
h. Football/Baseball Stadium	●				30
i. Olympic Swimming Pool	●				20
j. Local TV Station	250,000	●			30
k. Regional Park	500,000	●			30
l. Amusement Park	●				30
m. Symphony Orchestra	1,000,000	●			30
n. Zoo	●				30
4. EDUCATION					
a. Day Care Center	● 500				10
b. Children's Play Space	● 300-700				10
c. Elementary School	● 1800				10
d. Middle School	● 5000				15
e. Library, Educ. Resources Center	●				15
f. High School	● 9000				20
g. Dispersed Day Care Centers	● 20,000				10
h. Dispersed School and College Facilities	● 50,000				15
i. Centralized Educational Complexes	●				20
j. Community TV Station	●				20
k. Vocational College	●				20
l. Community College	●				30
m. Junior College	●				30
n. College	100,000	●			30
o. University	500,000	●			30
p. Graduate University	1,000,000	●			30
q. Free University	3,000,000	●			30
5. HEALTH					
a. 2 Chronic Disease Beds	● 1000				10
b. 4 Nursing Home Beds	●				10
c. 5 Mental Hospital Beds	●				10
d. Diagnosis and Treatment Center	● 10,000				10
e. Welfare Agency	● 25,000				20
f. 100-Bed Hospital	●				20
g. Public Health Center	● 30,000				20
h. 225-Bed Hospital	● 50,000				20
i. Mental Health Clinic	●				20
j. Rehab. Center	● 75,000				20
k. 360-Bed Hospital	●				30
l. 450-Bed Hospital	100,000	●			30
6. EMPLOYMENT					
a. Office Complex	● 10,000				30
b. Services Complex	●				30
c. Light Industry	●				30
d. Local "Neighborhood" Industrial and Commercial Cooperatives	●				15
e. Heavy Industry	● 50,000				30
f. Industrial Park	100,000	●			30
g. Dispersed Employment	●				20
7. COMMERCIAL					
a. Corner Store	● 500				10
b. Convenience Grocery Store	● 2000				10
c. Delicatessen and Bakery	● 3000				10
d. Drug Store	●				10
e. Snack Bar	●				10
f. Liquor	●				15
g. Beauty Parlor	●				15
h. Service Station	● 5000				15
i. Bank Office	●				15
j. Hardware	●				15
k. Barber Shop	●				15
l. Single-Purpose Store	● 10,000				20
m. Supermarket	●				15
n. News and Periodicals/Stationery	●				10
o. Department Store	● 20,000				15
p. Local Shopping Center	●				15
q. Hotel/Hotel	●				25
r. Regional Shopping Center	150,000	●			30
8. TRANSPORTATION					
a. Private Parking	● 100				100
b. Auto Service Station	● 2000				3
c. Public Parking	●				5
d. Public Bus Transport	● 20,000				100
e. Taxi Service	●				30
f. Bus Station	●				30
g. V/STOL Stop	●				20
h. Train Station	●				10
i. Small (com'l) Aviation Airport	● 50,000				30
j. Inter-City Airport	●				30

FIGURE 7-1
COMPREHENSIVE PUBLIC
FACILITIES GUIDELINES

Source: Adapted from
Massachusetts Institute
of Technology
INNOVATIONS IN
NEW COMMUNITIES,
MIT Press, Cambridge, 1973.

IMPLEMENTATION POLICIES

GENERAL ELEMENT POLICIES

The City shall:

- . PROVIDE FOR POTENTIAL DEVELOPMENT OF REGION SERVING COUNTY, STATE AND FEDERAL FACILITIES ADJACENT TO PALM DESERT CIVIC CENTER.
- . WORK CLOSELY WITH THE SCHOOL DISTRICT TO ENCOURAGE THE JOINT USE OF FACILITIES AS NEIGHBORHOOD PUBLIC SERVICE CENTERS FOR INFORMATION, RECREATION AND CULTURAL ACTIVITIES.
- . ENCOURAGE DEVELOPMENT OF JOINT FACILITIES FOR POLICE AND FIRE SERVICE WHERE ACTIVITIES CAN OCCUR ON A NONINTERFERING BASIS.
- . WORK WITH OTHER PUBLIC AGENCIES AND LEVELS OF GOVERNMENT TO DEVELOP MULTIFUNCTIONAL PUBLIC SERVICE CENTERS IN KEY LOCATIONS THROUGHOUT THE COMMUNITY.
- . PERIODICALLY SURVEY RESIDENTS TO DETERMINE PERCEIVED LEVELS OF SERVICE FOR COMMUNITY SERVICES AND FACILITIES TO IDENTIFY SHORT-COMINGS.
- . AWARD CONTRACTS TO PUBLIC AGENCIES OR PRIVATE CONTRACTORS IN ORDER TO REDUCE COSTS AND ENCOURAGE INNOVATION IN PROVISION OF COMMUNITY FACILITIES AND SERVICES.
- . CONTRACT WITH OTHER ENTITIES, PUBLIC OR PRIVATE, WHEN APPROPRIATE, FOR THE PROVISION OF VARIOUS COMMUNITY SERVICES WHEN THE SERVICES PROVIDED ARE MORE ECONOMICAL OR SUPERIOR QUALITY, MORE AVAILABLE OR ACCESSIBLE, OR WILL GENERALLY SERVE THE NEEDS OF ALL OR PORTIONS OF PALM DESERT.
- . REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH OTHER CITY PLANS AND TECHNICAL SPECIFICATIONS; PROVIDE FOR THE EXPANSION OF THE NECESSARY SERVICES TO SERVE THE NEEDS OF THAT DEVELOPMENT. ANY DEVELOPMENT THAT IS NOT IN ACCORDANCE WITH CITY PLANS WILL ADDITIONALLY PROVIDE FOR THE NECESSARY MODIFICATION OF SERVICES TO ACCOMMODATE THAT UNPLANNED NEED.
- . NOT ALLOW DEVELOPMENT WITHOUT ENSURING THAT COMMUNITY FACILITIES SUCH AS SCHOOLS, POLICE PROTECTION, RECREATIONAL FACILITIES, WILL BE AVAILABLE FOR THAT DEVELOPMENT AT A LEVEL REQUIRED FOR THAT DEVELOPMENT.

RECREATION ELEMENT POLICIES

- . UTILIZE THE FOLLOWING DEFINITIONS IN GUIDING PARK AND RECREATION PLANNING:
 - THE TERM "NEIGHBORHOOD PARK" SHALL MEAN ANY AREA OF LAND SET ASIDE AND IMPROVED SPECIFICALLY AS A HIGH ACTIVITY AREA, THE PRIMARY USE BEING FOR CHILDREN FIVE AND OVER WITHIN IMMEDIATE WALKING DISTANCE OF RELATED RESIDENTIAL DEVELOPMENTS.

- THE TERM "SMALL PLAY AREA" SHALL MEAN ANY AREA OF LAND THAT HAS BEEN SET ASIDE FOR RECREATIONAL USE, SPECIFICALLY FOR PRE-TEEN CHILDREN.
 - THE TERM "REST AREA" SHALL MEAN ANY AREA OF LAND THAT HAS BEEN SPECIFICALLY SET ASIDE AND IMPROVED TO PROVIDE REST AND RELAXATION TO PEDESTRIAN OR NON MOTOR TRAFFIC. REST AREAS CONSIST OF PERMANENT FACILITIES IN HARMONY WITH THEIR CONTIGUOUS ENVIRONMENT.
 - THE TERM "DESERTBELT" SHALL MEAN ANY CONTIGUOUS AREA OF LAND THAT HAS BEEN SPECIFICALLY SET ASIDE AND IMPROVED TO PROVIDE FOR PEDESTRIAN AND NON-VEHICULAR PATHS AND TRAILS OR AS PASSIVE LANDSCAPED SPACE.
 - THE TERM "COMMUNITY RECREATION PARK" IS AN AREA SERVING A COMMUNITY AND PROVIDING OUTDOOR AND INDOOR FACILITIES TO MEET A MUCH WIDER RANGE OF RECREATION INTERESTS THAN THE NEIGHBORHOOD RECREATION PARK AND IS PRIMARILY AN AREA FOR YOUNG PEOPLE AND ADULTS.
 - THE TERM "REGIONAL PARK" SHALL MEAN ANY LARGE OPEN SPACE AREA WHICH MAKES PROVISION FOR RECREATIONAL AND LESISURE TIME ACTIVITIES FOR THE GENERAL PUBLIC IN RIVERSIDE COUNTY AS WELL AS THE RESIDENTS OF THE CITY OF PALM DESERT.
- . REQUIRE DEVELOPER DEDICATION OF PARK SPACE OR FEE IN LIEU AT THE RATE OF 4.5 ACRES PER 1,000 POPULATION FOR NEIGHBORHOOD PARKS. (SEE FIGURE 7-2).
 - . PURCHASE ADDITIONAL ACREAGES AT THE RATE OF 2.0 ACRES PER 1,000 POPULATION FOR COMMUNITY PARKS. (SEE FIGURE 7-2)
 - . ALLOW FLEXIBILITY WITHIN THE HEREIN MENTIONED STANDARDS TO REFLECT THE VARYING NEEDS OF DIFFERENT AGE GROUPS WHEN DETERMINING PARK ACREAGE AND DESIGN REQUIREMENTS FOR EACH NEIGHBORHOOD.
 - . UTILIZE THE FOLLOWING GENERAL DEVELOPMENT STANDARDS FOR NEIGHBORHOOD RECREATIONAL PARKS:
 - LAND DEDICATED FOR NEIGHBORHOOD RECREATION PARK PURPOSES MAY BE DEDICATED TO A COMMUNITY ASSOCIATION FOR PRIVATE MAINTENANCE OR TO THE CITY FOR PUBLIC MAINTENANCE, AT THE OPTION OF THE CITY. WHEN SAID NEIGHBORHOOD PARKS ARE PRIVATELY OWNED AND MAINTAINED, STANDARDS APPLICABLE TO PUBLIC NEIGHBORHOOD PARKS SHALL BE APPLICABLE TO PRIVATE OWNED AND MAINTAINED NEIGHBORHOOD PARKS. DETERMINATION AS TO THE QUALITY OF MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DIRECTOR OF ENVIRONMENT SERVICES.

FIGURE 7 - 2
PARK NEEDS

<u>NEIGHBORHOOD WITHIN</u> <u>CITY LIMITS</u>	<u>COMMUNITY PARK</u> <u>ACREAGE</u>	<u>NEIGHBORHOOD PARK</u> <u>ACREAGE</u>
1	6.4	14.3
2	3.2	7.3
3	3.9	8.7
4	6.7	15.1
5	2.9	6.6
6	2.6	5.9
7	12.2	27.5
8	--	--
11	2.9	6.6
 <u>WITHIN SPHERE OF</u> <u>INFLUENCE</u>		
7		--
8	4.5	10.1
9	10.0	22.5
10	10.4	23.3
11	18.8	42.3
12	15.6	35.2
13	9.7	21.9
14	7.8	17.4
15	--	--
16	3.3	7.5
17	7.5	16.9
18	8.4	18.9
19	9.6	21.6
20	1.4	3.2
21	1.8	4.0
22	4.0	9.1
23	1.8	4.0
24	2.7	6.0
25	1.5	3.4
Total:	159.6	359.3

NOTE: The park needs are developed on the basis of projected populations and may be revised as a result of development of neighborhood specific plans.

- ALL IMPROVEMENTS AND FACILITIES SHALL BE MADE AND CONSTRUCTED BY THE DEVELOPER, OR WHEN A FEE IS PAID IN LIEU OF DEDICATION, BE SUFFICIENT TO MEET AND PROVIDE THE SPECIFIED REQUIREMENTS.
- ENTIRE PARK AREAS SHALL BE GRADED AND IMPROVEMENTS SHALL INCLUDE ADEQUATE DRAINAGE, LAWN, SHRUBS, TREES, AUTOMATIC IRRIGATION SYSTEMS, CONCRETE WALKWAYS AND WALKWAY LIGHTS.
- FURTHER, THE DETAILED LANDSCAPE AND EQUIPMENT SPECIFICATION EMPLOYED BY THE CITY SHALL BE INCORPORATED.
- NEIGHBORHOOD PARKS SHALL BE LOCATED CENTRALLY TO THE RESIDENTIAL DEVELOPMENT SERVED.
- WHEN CENTRALIZATION CAN BE ACHIEVED, NEIGHBORHOOD PARKS SHOULD ADJOIN AN ELEMENTARY SCHOOL OR SCHOOL SITE. SUCH PARKS SHALL BE A LOGICAL EXTENSION OF THE SCHOOL GROUND.
- MINIMUM SIZE OF EACH NEIGHBORHOOD PARK SHALL BE SIX (6) ACRES AND NOT EXCEED TWELVE (12) ACRES, EXCLUDING TOT LOTS AND DESERTBELTS.
- SERVICE AREA OF NEIGHBORHOOD PARKS SHALL BE ONE QUARTER TO ONE HALF MILE; IN NO CASE SHALL THE FARTHEST DWELLING UNIT SERVED BE A GREATER DISTANCE THAN THREE QUARTERS OF A MILE.
- ALL IMPROVEMENTS SHALL BE AUTHORIZED BY THE DIRECTOR OF ENVIRONMENTAL SERVICES ACCORDING TO THESE ADOPTED CRITERIA.
- MINIMUM IMPROVEMENTS SHOULD INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING:
 - ENTIRE AREA SHALL BE CONSISTENT WITH THE PROPOSED CHARACTER OF THE AREA AND SHALL INCLUDE GRADING, LANDSCAPING AND PROVISIONS FOR ADEQUATE DRAINAGE
 - FOOT PATHS SHALL BE OF CONDITIONED LOCAL MATERIALS
 - ONE TWO-ACRE SITE WHICH SHALL BE PLANTED AND MAINTAINED AS A GRASSY AREA
 - TWO OF THE FOLLOWING:
 - CHILDREN'S PLAY AREA IN ADDITION TO TOT LOTS
 - SWIMMING POOL (AT THE RATE OF 1/2 SQ. FT. PER PERSON FOR AREA SERVED)
 - TENNIS COURTS (AT THE RATE OF 1 FOR EACH 2000 PERSONS)
 - BASEBALL/SOFTBALL, FOOTBALL AREA (AT THE RATE OF 1 BASEBALL DIAMOND PER 6000 PEOPLE; 1 SOFTBALL DIAMOND FOR EACH 6000 PEOPLE; 1 FOOTBALL/SOCCER FIELD FOR EACH 1500 PEOPLE)
 - BASKETBALL/VOLLEYBALL AREAS
 - WHEN A NEIGHBORHOOD PARK SERVES A PREDOMINANTLY RETIREMENT COMMUNITY, A MULTI PURPOSE COMMUNITY CENTER

BUILDING MAY BE PROVIDED IN LIEU OF THE RECREATIONAL IMPROVEMENTS REQUIRED IN THE ABOVE ITEM.

-- IN PRIVATELY OWNED NEIGHBORHOOD PARKS, PUBLIC ACCESS SHALL BE LIMITED TO GREENBELTS, PATHS AND TRAILS, AND ACCESS RESTRICTED TO HOMEOWNERS AND THEIR GUESTS. UNDER AGREEMENT WITH THE HOMEOWNERS' ASSOCIATION, RECREATIONAL FACILITIES SUCH AS BUT NOT LIMITED TO CLUBHOUSES, CHANGING ROOMS, POOLS, TENNIS COURTS, BASKETBALL AND VOLLEYBALL COURTS AND OPEN PLAYFIELD ACTIVITIES MAY BE USED BY THE GENERAL PUBLIC.

-- WHEN DEVELOPMENT IS IMPENDING AND FEES WILL BE PAID IN LIEU OF DEDICATION, THE CITY SHALL, WHENEVER POSSIBLE, OBTAIN FIXED PRICE OPTIONS TO ACQUIRE THE LAND TO BE DEVELOPED AS A NEIGHBORHOOD PARK. SAID OPTIONS SHALL BE EXERCISED WHEN FEES ARE COLLECTED. WHEN SUCH OPTIONS ARE HELD BY THE CITY, THE FEES IN LIEU OF DEDICATION MAY BE DETERMINED BY A PRORATED SHARE OF THE TOTAL OPTION PRICE.

-- ADEQUATE PARKING FACILITIES SHALL BE PROVIDED.

UTILIZE THE FOLLOWING GENERAL DEVELOPMENT STANDARDS FOR COMMUNITY PARKS.

-- SERVICE AREAS OF COMMUNITY PARKS SHALL BE ONE HALF TO THREE MILES OR A MAXIMUM OF FOUR SQUARE MILES WITHIN THE CITY.

-- WHENEVER POSSIBLE, COMMUNITY PARKS SHALL BE ORIENTED TOWARDS SERVING THE NEEDS OF ONE OR MORE NEIGHBORHOODS.

-- COMMUNITY PARKS SHALL PROVIDE SUCH FACILITIES AS, BUT NOT LIMITED TO, COMPETITION SIZE SWIMMING POOLS, TENNIS COURTS, FIELD ORIENTED ACTIVITIES SUCH AS BASEBALL, FOOTBALL, SOCCER AND OTHER COMPARABLE ACTIVE SPORTS.

-- SUCH PARKS MAY INCLUDE SPECIAL PURPOSE AREAS SUCH AS, BUT NOT LIMITED TO, ECOLOGICAL PRESERVES, MUNICIPAL GOLF COURSES, PICNIC AREAS AND GARDENS, PROVIDING THAT THE PARK AND RECREATIONAL NEEDS AT THE COMMUNITY LEVEL, IN THE EVALUATION OF DIRECTOR OF ENVIRONMENTAL SERVICES, HAVE BEEN MET.

-- COMMUNITY PARKS SHALL PROVIDE A RECREATION CENTER, THE FACILITIES INCLUDING BUT NOT LIMITED TO MULTI PURPOSE CLASS AND ASSEMBLY ROOMS, FOOD PREPARATION FACILITIES, GENERAL STORAGE SPACES, ADMINISTRATIVE OFFICE SPACES, REST ROOMS.

AND CHANGE FACILITIES AND/OR GYMNASIUM.

-- ADEQUATE PARKING SHALL BE PROVIDED.

ENCOURAGE THE DEVELOPMENT OF TOT LOTS WITHIN NEIGHBORHOODS
ACCORDING TO THE FOLLOWING GENERAL STANDARDS:

-- ONE MULTI PURPOSE PLAY STRUCTURE SHALL BE INSTALLED IN
EACH TOT LOT.

-- TOT LOTS ARE TO BE INTEGRATED INTO DESERTBELTS OR NEIGHBOR-
HOOD PARKS.

-- WHEN TOT LOTS ARE LOCATED NEXT TO A PUBLIC STREET, A FENCE
WITH VERTICAL MEMBERS NOT MORE THAN TWELVE INCHES APART
SHALL BE CONSTRUCTED.

-- PLAY AREAS SHALL BE CONSTRUCTED OF DRAINED SAND AND/OR
GRASS. ALL SAND AREAS SHALL BE AT LEAST 18 INCHES DEEP.

-- PLAY AREAS SHALL BE ADEQUATELY LANDSCAPED TO PROVIDE SHADE
AND RELIEF FROM THE SUN, AND BE IN THE SPIRIT AND INTENT
OF THIS SECTION.

-- A WATERING SYSTEM SHALL BE PROVIDED TO WET THE SAND AND
PLANTINGS.

-- A MINIMUM OF TWO BENCHES SHALL BE PROVIDED AND PLACED IN
SUCH A MANNER AS TO FACILITATE SUPERVISION OF PLAY WITHIN
THE TOT LOT SITE.

ENCOURAGE THE DEVELOPMENT OF REST AREAS WITHIN NEIGHBORHOODS
ACCORDING TO THE FOLLOWING GENERAL STANDARDS:

-- MINIMUM SIZE OF EACH AREA SHALL BE ONE QUARTER ACRE.

-- REST AREAS ARE TO BE LOCATED AT THREE QUARTER MILE INTERVALS
ACCESSIBLE TO THE GENERAL PUBLIC.

-- IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO THE
FOLLOWING:

--- BENCHES AT LEAST TWO IN NUMBER

--- LANDSCAPING, CONGRUENT WITH THE SPIRIT AND INTENT
OF THIS SECTION

--- WATER FOUNTAIN FACILITIES

--- SHADE PRODUCING FACILITIES OR LANDSCAPING

CULTURAL AND CIVIC FACILITIES

- ENCOURAGE THE DEVELOPMENT OF A REGIONALLY ORIENTED CULTURAL CENTER IN COOPERATION WITH THE COLLEGE OF THE DESERT.
- CONTINUE WORK TOWARDS THE DEVELOPMENT OF A CIVIC CENTER IN PALM DESERT WHICH WILL SERVE RECREATIONAL, CULTURAL AND GOVERNMENTAL SERVICE NEEDS.

SCHOOLS

- CONTINUE TO COORDINATE NEIGHBORHOOD AND DISTRICT PLANNING WITH THE DESERT SANDS UNIFIED SCHOOL DISTRICT SO THAT SCHOOL SITES MAY BE RESERVED AT APPROPRIATE LOCATIONS IN PHASE WITH NEW DEVELOPMENT.

LIBRARIES

- PROVIDE LIBRARY SPACE AT THE RATE OF ONE SQUARE FOOT PER 5 RESIDENTS BY MEANS OF EITHER A COUNTY OR CITY LIBRARY SYSTEM.

SEWAGE SYSTEM

- ESTABLISH A CALENDAR FOR CONVERTING EACH AREA FROM SEPTIC TANKS TO A SEWER SYSTEM.
- REQUIRE ALL NEW CONSTRUCTION TO PROVIDE SEWER SYSTEM CONNECTIONS TO STREET.
- ALLOW NEW DEVELOPMENTS ONLY WHERE SEWAGE SYSTEM IS AVAILABLE.

SOLID WASTE MANAGEMENT

- CONTINUE TO MONITOR THE FEASIBILITY OF PROVIDING SOLID WASTE COLLECTIONS AS A CITY SERVICE.
- COORDINATE THE LOCATION FOR LANDFILL OPERATIONS WITH THE COUNTY TO EXCLUDE THOSE AREAS WHICH WOULD BE DETRIMENTAL TO EITHER DEVELOPED OR OPEN SPACE AREAS.
- DEVELOP DETAILED IMPLEMENTATION STUDIES REGARDING THE NEED, TIMING, AND LOCATIONAL CRITERIA FOR TRANSFER STATIONS WITHIN THE PLANNING AREA.

WATER

- ALLOW NEW DEVELOPMENT ONLY WHEN SUFFICIENT WATER IS AVAILABLE TO MEET DOMESTIC USE AS WELL AS FIRE PROTECTION REQUIREMENTS.

- . REQUIRE THE COACHELLA VALLEY COUNTY WATER DISTRICT TO MEET ALL CODE REGULATIONS REGARDING WATER PRESSURE REQUIREMENTS FOR DOMESTIC USE AND FIRE PROTECTION.

DRAINAGE SYSTEM

- . DEVELOP A DRAINAGE SYSTEM PLAN AND IMPLEMENTATION SCHEDULE BY UPDATING AND IMPROVING ON THE "REPORT ON COMPREHENSIVE PLAN FOR SURFACE WATER DRAINAGE FOR THE PALM DESERT AREA" PREPARED IN 1968.
- . REQUIRE NEW DEVELOPMENTS TO HANDLE DRAINAGE PROBLEMS WITHIN THEIR OWN PROPERTY.

POLICE PROTECTION

- . ESTABLISH LOCAL REPRESENTATION OF THE LAW ENFORCEMENT AGENCY IN THE CITY AS SOON AS POSSIBLE.
- . ATTEMPT TO IMPROVE AND PURSUE THOSE ACTIONS WHICH WOULD LEAD TO GREATER COOPERATION AND UNDERSTANDING BETWEEN THE LOCAL CITIZENRY AND THE PUBLIC SAFETY PERSONNEL OF THE CITY.

8. Implementation Element



City of Palm Desert General Plan

8 IMPLEMENTATION ELEMENT

INTRODUCTION

The General Plan provides both a physical and policy framework for the development of the City of Palm Desert. Each element of the plan recommends a series of action policies that should guide the City's development decisions. These policies are based on two major assumptions including:

1. The assumption that certain aspects of the existing development pattern should either be strengthened or changed to create a development pattern consistent with the stated goals and objectives.
2. The assumption that the City must exercise certain options regarding public and private development within the undeveloped portions of the City and Sphere to move toward achievement of stated goals and objectives.

The purpose of the Implementation Element is to provide a context for the necessary planning and programming that must take place to achieve the action policies. More importantly the Implementation Element indicates the interrelationships required between the various implementation programs and the General Plan.

BACKGROUND

General Plan/Program Relationships

Figure 8-1 illustrates the basic relationships between the General Plan and key short term implementation tools. It should be noted that the relationship illustrated in the diagram is cyclical. This is due to the difference in the time frame and level of detail between the General Plan and its implementation programs. The General Plan is a long range plan (time frame 2020) and the implementation programs are short term programs with specific objectives. Studies conducted for short term programs may suggest modifications to the General Plan which may in turn suggest adjustments within the implementation programs and short term programs with specific objectives. The key relationships in the diagram include:

1. The relationship between the General Plan, capital budgets, and operating budgets.
2. The relationship of the General Plan to specific plans.
3. The relationship between the General Plan, specific plans, the capital improvements program, zoning, and subdivision regulations.

Major Plan Proposals Requiring Action

The major proposals included in the Plan that will require public action include:

1. Public facilities development.
2. Modifications to the circulation network.
3. Open space conservation and park development.
4. Strengthening the Core Area.
5. Development of a land use regulation system.
6. Development of an overall community housing program.

Alternative Courses of Action

There are a series of alternative programs that must be analyzed and ultimately carried out to implement the action policies recommended in the General Plan Elements and summarized above. These include:

1. Detailed System Plans for specific program elements including parks, open space, circulation and public facilities.

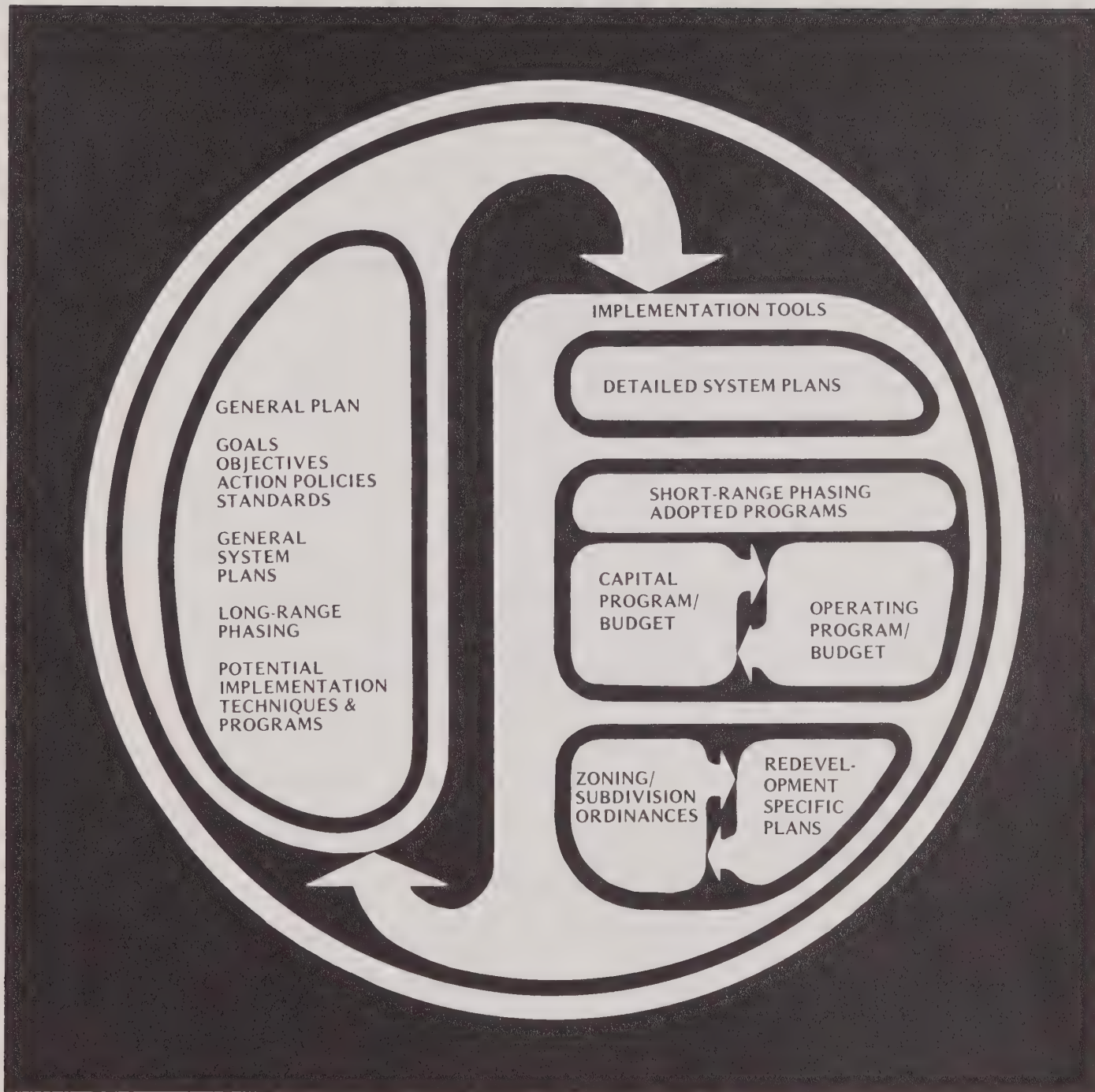


FIGURE 8-1
GENERAL PLAN / IMPLEMENTATION PROGRAM RELATIONSHIP

WILSEY & HAM

2. Specific Area Plans for selected portions of the City.
3. Capital Improvement (Investment) Programs, for the extension of the circulation network and other public facilities.
4. Redevelopment in selected areas such as the Core Area.
5. Assessment Districts for various types of public improvements.
6. Land Development Regulations.
7. Timing and phasing procedures for land development to ensure that private development is coordinated with major public investments.

Each of these elements and the required areas for action are identified below.

System Plans

The General Plan provides a framework for each of the major physical systems within the City and Sphere. Detailed system plans are required to respond to the more fine grain aspects of these public systems. System plans should be developed for.

- . The highway network.
- . The network of Nature Preserves
- . The park system.
- . The bike path/golf cart path network.
- . The hiking and equestrian trail network.
- . The streetscape and street landscaping network including the desert corridors.

Specific Area Plans

Specific area plans illustrate how the principals of the General Plan may be realized at the development and site planning scale. Specific Plans should be developed for:

- . The area surrounding the College of the Desert.
- . The northern blowsand/sand dune areas.

- . The southern hill and mountain areas.
- . Each of the City's neighborhoods.

Capital Improvement Programs

The Capital Improvement Program is a short term statement of public development policy. It outlines the City's investment strategy in relation to the physical components of the General Plan, and places fiscal priorities on the recommended General Plan programs. The Capital Improvement Program for Palm Desert should include:

- . A summary of projects complete.
- . A summary of proposed projects.
- . A financial analysis of the program including funding sources for program recommendations and the capabilities of the City to fund the various programs.
- . A year by year description of the projects and their resultant financial requirements.
- . A summary of progress toward realization of General Plan Objectives.

Community Development/Redevelopment

Selected areas of Palm Desert exhibit problems that currently have a negative influence on the area's development to its full potential. Problems that may limit the development of an area include items such as parcelization, circulation and flooding. Redevelopment Programs represent a potential tool for solution of these negative factors in locations such as the Core Area.

Assessment Districts

Assessment Districts formed by the City provide an opportunity to add a variety of public improvements in selected areas. The various types of improvement districts available are discussed in the Interim Core Area Plan.

Land Development Regulations

The most common legal mechanism for the regulation of land use include zoning and subdivision controls. In the case of both types of regulations the purpose must be to provide standards for development of private land that is consistent with the General Plan.

Timing and Development Phasing

As Palm Desert begins to accept a large share of the Coachella Valley population growth, it will be essential to relate anticipated development to the ability of all impacted governmental agencies to provide essential services and facilities. The relationship established must provide a method to relate development that occurs or is proposed to public investment programs without creating premature or unplanned public expenditures. Potentials for phasing General Plan development include:

- . Creating a logical pattern for the extension of major public facilities..
- . Creating a compact urban form that discourages premature development of outlying areas.

Tying Programs to Action

This section of the Implementation Element illustrates a program for matching the major Plan recommendations to potentially available implementation techniques. In short, it combines the sections of this Element concerning "Proposals Requiring Action" and "Alternative Courses of Action." In addition to combining programs and actions, the matrix included in Figure 8-2 indicates a framework for funding the proposed actions. Thus, the matrix represents the framework for City implementation programs, consisting of a pattern of recommended public programs and expenditures based on the physical expression of major Plan objectives.

PLAN PROPOSALS	PROGRAMS	HUD Community Development Programs	State Highway Programs	Gas Tax	Assessment Districts	Downtown Improvement District	Non-Federal Redevelopment	Capital Improvements Program	Subdivision Regulations, Dedications & Extractions	Zoning Regulations	County Aid for Arterial Highways	CVAG Programs	DOT - Transit Loans & Grants	City Parking Authority	G.O. Bonding	Revenue Bonds	Joint Powers Agreements with other Public Corporations	LAFCO	Major Property Owners & Developers	City Building Inspection
Arterial Streets			●					●			●									
Local Streets				●	●				●											
Streetscape					●			●	●	●										
Core Area Parking		●			●	●	●							●		●				
Core Area Plazas		●				●	●													
Core Area Streetscapes		●				●	●		●	●										
Local Tram System													●							
Transit System												●	●							
Open Space System									●						●					
Park Proposals					●			●	●						●					
Civic Center															●		●			
Public Facilities					●			●							●					
Core Area Revitalization		●				●	●												●	
Housing Maintenance		●																		●
Moderate Income Housing		●																		
Desert Corridors								●	●	●										
Density Control										●									●	
Bicycle & Golf Cart Paths								●	●						●					
Annexation									●									●	●	
Drainage Improvements					●			●	●											
Scenic Highways			●					●	●						●					

FIGURE 8-2
IMPLEMENTATION MATRIX

(The matrix indicates the major options available for tying the various physical development programs recommended in the Plan to various implementation programs.)

9. Environmental Impact Report



City of Palm Desert General Plan

DRAFT ENVIRONMENTAL IMPACT REPORT
AND SUMMARY OF
FINAL ENVIRONMENTAL IMPACT REPORT

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I. INTRODUCTION

This report is designed to fulfill the requirements of the California Environmental Quality Act (CEQA) which calls for Environmental Impact Reports (EIR's) for general plans and/or their elements. The purpose of this EIR is to aid the Palm Desert City Council and Planning Commission in making policy decisions regarding the adoption of a long-range General Plan for the City. In contrast, the state guidelines for the content of an EIR are directed toward specific projects at a level of detail far greater than that of a general plan.

Recent amendments to the CEQA allow for a general plan EIR to focus on secondary effects rather than attempt to address primary impacts required for EIR's on specific developments. Consequently, this EIR will provide a generalized overall analysis of potential environmental impacts as a result of the adoption of the General Plan. Supplementary detailed EIR's will be required at later stages as implementation of the General Plan takes place; e.g., the adoption of site plans for specific projects within developable areas.

This EIR is not intended to be used as a justification for a categorical exemption and/or negative declaration for any project undertaken within the parameters of the General Plan. The generalized approach of this EIR is not a sufficient replacement for the specific environmental review inherent in the impact analysis procedure.

The Palm Desert General Plan consists of the following elements, all of which are considered in this EIR.

1. Land Use
2. Urban Design
3. Population/Economics
4. Housing
5. Circulation
6. Environmental
 - 6.1 Transportation Noise
 - 6.2 Public Safety
 - 6.3 Waste Management
 - 6.4 Seismic
 - 6.5 Conservation and Open Space
 - 6.6 Scenic Highways
7. Public Facilities
8. Implementation

It is important to emphasize that the development of a General Plan is an extension of the EIR process. Consideration of environmental factors was a major part of the General Plan's development. An attempt to minimize potentially adverse environmental effects within the planning area was a primary concern of the General Plan.

The materials that follow, up to Appendix A, plus the General Plan Elements constitute the Draft Environmental Impact Report.

Appendix A is a Summary of the Final Environmental Impact Report.

II. DESCRIPTION OF THE PROJECT

The project on which this evaluation is being conducted involves the development of the first General Plan for the recently incorporated City of Palm Desert. The overall planning area, of approximately 82 square miles, includes the existing City limits and the proposed Sphere of Influence of Palm Desert.

A detailed description of the Plan's purpose is found in its introduction. In the Land Use Element a summary of the concepts presented throughout the rest of the Plan is found. Described in general terms, the Plan is:

- . A definition of City policies to assist public and private decision making;
- . A description of the Palm Desert citizens' view as to the future character of their City; and
- . A documentation of the processes, assumptions and data leading to the realization of future plans.

III. EXISTING ENVIRONMENTAL SETTING

A. Natural Environment

The primary features of the physical environment are described in various sections throughout the General Plan document. In Section 6, Environmental Elements, the various physical characteristics of the planning area's natural environment are detailed. Included is a discussion of the following:

- . topography and geography
- . geology and soils
- . seismic and non-seismic geologic hazards
- . flooding
- . vegetation and wildlife

Those features of the physical environment not specifically dealt with by the General Plan are described in more detail below:

1. Climate

The Coachella Valley has an arid desert climate. Water laden marine storms deposit most of their precipitation in the San Jacinto, San Geronio and Santa Rosa Mountains. Frequently the annual rainfall in the mountains exceeds 40 inches while on the Valley floor less than 5 inches is normal. Most rain falls as a result of infrequent and short winter storms. On rare occasions there are high intensity summer storms which can create runoff problems in the form of flash flooding. Street flooding is also common under these conditions.

The climatic attractions of the Coachella Valley are its normally clear skies and pleasant winter temperatures. The area within the Palm Desert City Limits and that portion of the Sphere of Influence south of the City experiences temperatures similar to those at Palm Springs. In Palm Springs the annual average maximum is 88° F. and the annual average minimum is 56° F. Summer highs commonly exceed 100° F. and occasionally exceed 120° F. Winter lows are in the 40's but sometimes dip below 20° F. At higher elevations, in the northern portion of the planning area, the temperatures are lower and precipitation greater. The daytime temperature difference between the 950-foot level and the 2,750-foot level averages 9.8 degrees.

2. Air Quality

The air quality of the Coachella Valley has been steadily deteriorating during the past few years. The problem is two-fold: dust and oxidants. The dust problem is most acute in the lower Valley and results from human activity; e.g., burning dumps, vehicle movement on unpaved roads, sand and gravel operations, and agricultural burns. Figure 9-1 summarizes air quality in the Southeast Desert Air Basin. The high oxidant levels are believed to be the result of pollutants from the Los Angeles Basin which have been carried through the San Geronio Pass. Local automobile sources undoubtedly contribute to the problem, but to what degree is unknown. Findings by the Riverside County Air Pollution Control District indicate that local vehicular emissions are not of sufficient amounts to explain the existing high levels of Valley pollutants.

The pollution problem is accentuated by the Valley physiography. With mountains to the north, south, and west, air commonly becomes trapped and moves up and down the long narrow depression of the Valley. In addition, stable air masses often confine pollutants closer to ground elevation than usual.

3. Hydrology

A groundwater level of between 80 to 200 or more feet below the surface is the normal condition for the City and Valley floor. The water level in this region of the Coachella Valley is dropping 2 to 3 feet per year. However, the CVCWD (Coachella Valley County Water District) is currently involved in a program to recharge the groundwater basin. Using water from the Colorado River the CVCWD expects to raise the groundwater to its 1945 level by the year 2000.

The quality of groundwater in the Valley is considered to be quite good and is used for domestic as well as agricultural purposes. Total dissolved solids average 175 ppm although this figure varies greatly. In the southern portion of the planning area the water is rather hard while in the northern area it is very soft. Well water is generally not used directly from individual wells, but is piped to holding tanks in the northern portion of the City. This creates a blending of water from various areas having a wide range of dissolved solids. The following table summarizes the water quality of the planning area.

Figure 9-1
AIR MONITORING DATA
SOUTHEAST DESERT AIR BASIN
RIVERSIDE COUNTY PORTION - 1970***

Contaminant	California State Standard	Number of Days State Standards Exceeded	Maximum Average Concentration
Oxidant	0.10 ppm, 1-hour	49	0.48 ppm
Carbon Monoxide	40 ppm, 1-hour or 10 ppm, 12-hours	0	0 ppm
Sulfur Dioxide	0.5 ppm, 1-hour or 0.04 ppm, 24-hours	0	0 ppm
Nitrogen Dioxide	0.25 ppm, 1-hour	0	0 ppm
Particulate Matter	100 $\mu\text{g}/\text{m}^3$, 24-hours or 60 $\mu\text{g}/\text{m}^3$, annual geometric mean	35*	471*
Hydrocarbons	None	ND	ND
Visibility Reducing Particles	Sufficient to reduce prevailing visibility to 10 miles when relative humidity is less than 70%	ND	ND
Lead (Particulate)	1.5 $\mu\text{g}/\text{m}^3$, 30-days	ND	ND
Hydrogen Sulfide	0.03 ppm, 1-hour	ND	ND

ND = No Data

* Random high-volume sampling every 6 days

** AISI tape sampling in COH units

*** Source: Southeast Desert Basin Implementation Plan, 1971.

SUMMARY OF GROUNDWATER QUALITY

FACTOR	AVERAGE	RANGE
Total Dissolved Solids	175 ppm	100 - 250 ppm
Hardness	110 ppm	100 - 250 ppm
Fluorides	0.4 ppm	0.2 - 0.8 ppm

4. Mineral Resources

There are no mineral resources of economic value within the planning area.

B. Man-Made Environment

The analysis of the existing man-made environment is dealt with in some detail throughout a number of the General Plan Elements. A discussion of existing land uses is presented in Section 1, population and economics data in Section 3, housing conditions in Section 4, the circulation system in Section 5, and public facilities in Section 7. An evaluation of archaeology is found in Section 6.4.

IV. ENVIRONMENTAL IMPACT ANALYSIS

Environmental impact is not limited to the effects on plants and animals but includes the effects that the General Plan may have on a wide range of physical, biological, economic and social issues. The General Plan considers the effect of various development alternatives on the physical and social environment during the Plan's formation stages. Because of this the following sections will deal with secondary effects only and be of a generalized nature. Only those impacts which the General Plan itself does not detail are elaborated on in the following analysis.

A. Natural Environment

1. Topography

The implementation of the General Plan will necessarily alter the topography. Development of golf courses, grading for structures, etc. will change existing land contours. This is not seen as detrimental, as most of the existing topography in proposed development areas is of little intrinsic value to man.

Provisions have been made in the General Plan to preserve the two significant topographic portions of the project area; i.e., the sand dunes and mountain areas.

2. Seismic and Non-Seismic Geology

The probability of a severe earthquake being experienced in the planning area is not high but the possibility always exists. All that can be done is to minimize seismic hazard through development controls in earthquake zones; e.g., zoning ordinances and building code regulations. Background data necessary for the evaluation of various strategies with which to minimize seismic hazards is provided in the Seismic Element 6.4.

The same basic type of information required in seismic safety evaluations is needed for other types of geologic hazards. Data on non-seismic hazards is presented in the Public Safety Element, 6.2. This includes identification of blowsand, severe slope, and flood hazard areas.

Wind erosion is one of the major problems in areas where future development is proposed. Double rows of tamarisk trees should aid in abating the problem once they are full grown. However, during development stages and until the

tamarisks take hold, sand storms and extensive sand accumulation on roads can be expected to occur. The chances for sandblow are highest once vegetation has been removed during construction projects. Riverside County Ordinance 484.1 or future ordinances developed by the City will have to be adhered to in order to minimize the hazard.

3. Vegetation and Wildlife

Detailed descriptions of the vegetation and various wildlife habitats are presented in Element 6.5. Provisions in the General Plan protect all rare and endangered species in the planning area, as well as provide suitable environments for more common flora and fauna types.

As development of the Valley floor takes place, most of the native plant and animal habitats will be destroyed. However, some species including most rodents and birds can be expected to increase their existing population as a result of landscaping.

Severe topographic conditions coupled with existing wildlife reserves will prevent development in mountain areas. Flora and fauna will be preserved in its native state in these areas.

4. Open Space

As vacant land continues to be developed, its use as open space is obviated. Retention of desired open space necessitates action prior to the development of the land for other uses. The Open Space and Conservation Element 6.4 in conjunction with the other components of the Environmental Element 6 outlines various reasons why specific areas should be preserved as open space.

5. Air Quality

The issue of air quality is a major concern throughout the nation and particularly in the Southern California region. While it is possible to determine the amounts and types of pollutants by source type, their effect on overall air quality is difficult to measure. Such a determination would involve a regional air pollution study, a task beyond the scope of this report.

Figure 9-2 shows the projected tons per day of various air pollutants for mobile sources. The analysis is broken

Figure 9-2
PALM DESERT DAILY VEHICULAR EMISSIONS¹

		TONS PER DAY									
RESIDENTIAL NEIGHBORHOOD		# TRIPS TRIPS/DAY	MILES VMT	HYDROCARBONS & ORGANIC GASES CVS 7-MODE		CARBON MONOXIDE CVS 7-MODE		NITROGEN OXIDES CVS 7-MODE		SULFUR OXIDES ²	PARTICULATE MATTER ²
CITY LIMITS	1	8,554	85,540	.773	.434	6.629	3.413	.585	.377	.019	.016
	2	4,137	41,370	.374	.210	3.206	1.651	.283	.182	.009	.008
	3	5,187	51,870	.469	.263	4.019	2.070	.354	.229	.011	.010
	4	3,010	30,100	.272	.153	2.332	1.201	.206	.132	.007	.006
	5	7,686	76,860	.695	.390	5.956	3.067	.525	.339	.017	.014
	6	3,507	35,070	.317	.178	2.718	1.310	.240	.155	.007	.007
	7	16,810	168,100	1.519	.852	13.026	6.708	1.149	.741	.037	.032
	8	70	700	.006	.004	.054	.028	.005	.003	n	n
	11	-	-	-	-	-	-	-	-	-	-
	Subtotal	48,961	489,610	4.425	2.484	37.940	19.412	3.347	2.158	.107	.093
SPHERE OF INFLUENCE	7	2,940	29,400	.266	.149	2.275	1.173	.201	.130	.006	.006
	8	2,430	24,300	.220	.123	1.883	.970	.166	.107	.005	.004
	9	13,454	134,540	1.216	.682	10.426	5.369	.919	.593	.030	.025
	10	13,958	139,580	1.262	.708	10.816	5.570	.954	.615	.031	.026
	11	25,942	259,420	2.345	1.315	20.103	10.352	1.773	1.805	.057	.049
	12	23,625	236,250	2.135	1.198	18.307	9.427	1.615	1.040	.052	.044
	13	13,076	130,760	1.182	.663	10.133	5.218	.894	.577	.029	.025
	14	10,822	108,220	.978	.549	8.386	4.318	.740	.477	.024	.020
	15	-	-	-	-	-	-	-	-	-	-
	16	8,720	87,200	.788	.442	6.76	3.480	.596	.384	.019	.016
	17	10,500	105,000	.949	.532	8.137	4.190	.718	.463	.023	.020
	18	17,020	170,200	1.538	.863	13.189	6.792	1.163	.750	.038	.032
	19	19,220	192,200	1.737	.975	14.894	7.670	1.314	.847	.042	.036
	20	3,730	37,300	.403	.189	2.850	1.488	.255	.164	.008	.007
	21	4,660	46,600	.421	.236	3.611	1.855	.318	.205	.010	.008
	22	10,640	106,400	.962	.540	8.245	4.246	.727	.470	.023	.020
	23	4,660	46,600	.421	.236	3.611	1.859	.318	.205	.010	.009
	24	7,070	70,700	.639	.358	5.479	2.820	.483	.312	.016	.013
	25	3,920	39,200	.354	.202	3.038	1.564	.268	.173	.008	.007
	Subtotal	196,387	1,963,870	17.816	9.960	152.183	78.365	13.392	9.317	.431	.367
	Total	245,348	2,453,480	22.241	12.444	190.123	97.777	16.739	11.475	.538	.460

Figure 9-2 (Cont'd)
PALM DESERT DAILY VEHICULAR EMISSIONS¹

	# TRIPS TRIPS/DAY	MILES VMT	TONS PER DAY							
			HYDROCARBONS & ORGANIC GASES		CARBON MONOXIDE		NITROGEN OXIDES		SULFUR OXIDES ²	PARTICULATE MATTER ²
			CVS	7-MODE	CVS	7-MODE	CVS	7-MODE		
COMMERCIAL										
Core Area	2,117	16,936	.153	.086	1.312	.676	.116	.075	.004	.003
Regional	6,248	49,984	.452	.237	3.873	1.995	.342	.220	.011	.009
Specialty	22,245	177,960	1.609	.902	13.796	7.101	1.216	.785	.039	.033
Village	11,705	93,640	.846	.475	7.256	3.737	.640	.413	.021	.018
Total	42,315	338,520	3.060	1.700	26.237	13.509	2.314	1.493	.075	.063
INDUSTRIAL										
Res. & Dev.	150,825	3,016,500	27.266	15.295	233.754	120.368	20.616	13.300	.665	.565
Service	52,140	1,042,800	9.426	5.288	80.808	41.611	7.127	4.598	.230	.195
Total	202,965	4,059,300	36.692	20.583	314.562	161.979	27.743	17.898	.895	.760
TOTAL Res., Comm., Ind.	490,628	6,851,300	61.993	34.727	530.922	273.265	46.796	30.866	1.508	1.283

¹ Assumes worst case at full development. Emission factors obtained from the Los Angeles APCD are for the average gas-powered vehicle on the road at the end of 1974, as estimated by both Federal (CVS) and California (7-Mode) test procedures.

² Same for both.

down by residential neighborhood, commercial type and industrial use. It was developed from the following assumptions.

- Using figures collected by the California Division of Highways and making adjustments based on the proposed circulation system for Palm Desert, the number of vehicle trips per day by gross land use type was determined.

VEHICLE TRIPS PER DAY

<u>Development Type</u>	<u>Trips/Day</u>
Residential - Trips/Day/DU	
Very low density	10
Low density	10
Medium density	7
High density	7
Commercial - Trips/Day/Net Acre	
All types	85
Industrial - Trips/Day/Net Acre	
Research and Development	127
Service	200

- Using figures developed by the Southern California Association of Governments the average trip length for major development types was determined.

AVERAGE TRIP LENGTH

Residential	10 miles
Commercial	8 miles
Industrial	20 miles

Figure 9-2 represents a "worst case" situation. Emission factors for 1974 were used rather than 1990 factors which assume that all vehicles will meet state and federal standards currently proposed for that year. Assuming proposed emission standards are met in the future, an adjustment of total emissions shown in Figure 9-2 could easily be made.

Total emissions are presented by proposed neighborhood so that as development of individual neighborhoods occurs and phasing for future neighborhood development is established estimates of daily vehicular emissions can be determined.

The air pollution analysis is limited to mobile sources since the impact created by stationary sources (industry, power plants, etc.) is expected to be minimal. There are no areas of heavy industry proposed for the planning area.

6. Climate

The major concern with the planning area's climate is humidity. New golf courses and extensive landscaping, which has characterized the increased urbanization of the Coachella Valley, is resulting in a marked increase in humidity levels. The maintenance of low humidity is important in Palm Desert. High humidity can make high summer temperatures extremely uncomfortable and deter people moving into the area for health reasons.

B. Man-Made Environment

1. Social Impact

Changes in the social makeup of Palm Desert will be extreme as a result of the General Plan. The impact on the stability and characteristics of the existing population as well as data on projected populations is presented in the Population and Economics Element 3. Analysis of population density, distribution, age and income is also included in this element.

The changes created by urbanization of the planning area will doubtlessly be viewed as detrimental by some of the current residents of Palm Desert. This will be particularly true with individuals who moved to the desert to get away from built-up areas. However, one of the primary goals of the General Plan is to create an organized social environment which will meet the needs of different family types and incomes. The implementation of policies presented in the Urban Design Element 2, Population and Economics Element 3, and Housing Element 4 should produce beneficial effects on the social fabric of the City.

2. Economic Impacts

As with social impacts, the economic impact of the General Plan will be extensive. Before land use planning was undertaken it was necessary to collect and generate a large amount of data on the planning area's economic aspects. An assessment of a wide range of current and projected economic factors was made. The data gathered provided a general background for the preparation of those

General Plan elements which deal with urban design. This data is included in the Population and Economics Element 3.

The intent of this element is to ensure a stable economic base for the planning area. It proposes to achieve this goal through a variety of housing, commercial, and industrial types. The establishment of balanced land uses that ensure the City of its ability to provide necessary municipal services was a major objective of the Population/Economics Element. Results of the economic analysis show this objective to be feasible under the proposed Land Use Plan.

Marked changes in property values and tax rates over the present situation will also result from the General Plan. These changes are itemized and discussed in detail in the Population/Economics Element. This study shows that City revenues will be able to meet expenditures and provide a high level of services without a burdensome level of taxation.

A major problem in the development pattern of many areas is the expenditure of large amounts of public funds for urban renewal. The Population/Economics Element shows how the economy of Palm Desert can be maintained at a high level so as to prevent this from happening.

3. Transportation

Composed of various methods for moving goods and people, the proposed circulation systems in Element 5 form a framework upon which other elements of the General Plan are constructed. During the development of the General Plan various alternative circulation systems were designed and refined until the systems presented in the Circulation Element were finalized.

Element 5 discusses existing air and ground systems and establishes plans and criteria for the development of future circulation systems which will effectively serve future development.

4. Aesthetic Impact

Increased development will have a marked effect on the aesthetic quality of the planning area. An attempt to minimize any adverse impacts to the visual quality of the area was a primary concern in the development of the General Plan.

The planting of extensive tamarisk windrows will tend to block views of the mountains and lessen the contrast between valley and mountain areas. The Plan has considered this problem and it will be partially eliminated by the proposed sand dune park and desert corridors.

Another problem with increased urbanization in the planning area will be the effect of City lighting on views of the nighttime sky.

While the planned and controlled urbanization of the planning area will certainly not blight the environment, whether or not it is a positive or a negative impact is a personal and aesthetic judgement, not a technical assessment.

5. Urban Infrastructure

The implementation of the General Plan will require a variety of supporting infrastructure. Elements 7 and 3 discuss the amounts and distribution of various public facilities as well as the estimated total population for each proposed neighborhood at full development. From this data Figure 9-3 was developed. It illustrates the breakdown of demand for water, electricity, and gas as well as showing projected amounts of sewage and solid waste.

Through meetings and telephone conversations the various public utilities expressed their ability to meet increased demands. However, there is a potential problem in supplying the extensive amount of water which will be needed at full development. As much as 31.0 acre feet per day of water over existing demand will have to be provided if total development is realized. In order to meet this increase it may be necessary to develop new sources of water.

As the General Plan is implemented and updated, it will be important for public utilities to review future needs and specifically for the CVCWD to make a determination of the possible establishment of new water sources.

The economic analysis in Element 3 presents a series of tables which show how funds created by future revenue sources will be sufficient for the development of both new infrastructure and public facility needs at complete development.

The Desert Sands Unified School District has indicated that, through a program of continued coordination with the City, adequate education facilities will be provided.

Figure 9-3
IMPACT ON URBAN INFRASTRUCTURE
-RESIDENTIAL-

PROPOSED RESIDENTIAL NEIGHBORHOOD		1000 gal/ day Water	1000 gal/ day Sewage	KW/day Elect.	1000 lbs/ day Solid Waste	1000 ft ³ / day Gas	Acres Com. Park	Acres Ngbhrd. Park	Volumes Library
CITY LIMITS	1	293.3	207.7	1,710.8	13.3	391.0	6.4	14.3	6,254
	2	141.8	100.5	827.4	6.5	189.1	3.1	6.9	3,074
	3	177.8	125.0	1,037.4	8.1	237.1	3.9	8.7	2,854
	4	103.2	73.1	602.0	4.7	137.6	2.2	5.0	2,236
	5	263.5	186.7	1,537.2	12.0	351.4	5.7	12.8	5,708
	6	120.2	85.2	701.4	5.5	160.3	2.6	5.9	2,606
	7	563.1	361.4	2,353.4	17.7	537.9	8.4	18.9	8,420
	8	2.3	1.6	9.8	0.1	2.2	-	0.1	26
	11	-	-	-	-	-	-	-	-
	Subtotal	1,665.2	1,142.2	8,779.4	67.9	2,006.6	32.3	72.6	31,178
SPHERE OF INFLUENCE	7	98.5	69.1	411.6	3.1	94.1	1.5	3.3	1,468
	8	81.4	57.1	340.2	1.9	77.8	0.9	2.1	924
	9	461.3	326.7	2,690.8	21.0	615.0	10.0	22.5	9,994
	10	478.6	339.0	2,791.6	21.8	638.1	10.4	23.3	10,368
	11	889.4	630.0	5,188.4	40.5	1,185.9	19.3	43.4	19,272
	12	810.0	573.8	4,725.0	3.3	1,080.0	15.6	35.2	15,628
	13	448.3	317.6	2,615.2	20.4	597.8	9.7	21.9	9,714
	14	371.0	262.8	2,164.4	16.9	494.7	8.0	18.1	8,040
	15	-	-	-	-	-	-	-	-
	16	292.1	204.9	1,220.8	7.0	299.0	3.3	7.5	3,314
	17	351.7	246.8	1,470.0	15.8	336.0	7.5	16.9	7,504
	18	570.2	399.9	2,382.8	17.6	544.6	8.4	18.9	8,380
	19	643.9	451.7	2,690.8	20.1	615.0	9.6	21.6	9,580
	20	125.0	87.7	522.2	3.0	119.4	1.4	3.2	1,418
	21	156.1	109.5	652.4	3.7	149.1	1.8	4.0	1,770
	22	356.4	250.0	1,489.6	8.5	340.5	4.0	9.1	4,044
	23	156.1	109.5	652.4	3.7	149.1	1.8	4.0	1,770
	24	236.8	166.1	989.8	5.6	226.2	2.7	6.0	2,686
	25	131.3	92.1	548.8	3.1	125.4	1.5	3.4	1,490
	Subtotal	6,658.1	4,694.3	33,546.8	217.0	7,687.7	117.4	434.2	117,364
	Total	8,323.3	5,836.5	42,326.2	284.9	9,694.3	149.7	506.8	148,542

E.12a

Continued

Figure 9-3 (Cont'd)
IMPACT ON URBAN INFRASTRUCTURE

PROPOSED COMMERCIAL:	Acres	Water 1000 gal/day	Sewage 1 million gal/day	Elect. million watts/day	Solid Waste million lbs/day	Gas ³
Core Area	1 24.9	86.8	.35	8.7	1.1	
Regional	73.5	256.1	.64	25.6	3.2	
Specialty	261.7	912.0	.36	91.2	11.4	
Village	137.7	479.9	1.03	48.0	6.0	
Total	497.8	1,734.8	2.38	173.5	21.7	
PROPOSED INDUSTRIAL ² :		million gal/day	million yd/day	million watts/day	million lbs/day	1000 ft ³ / day
Research & Dev.	1,187.6	23.8	16.6	155.1	.221	3,190.1
Service	260.7	5.2	3.6	34.2	.048	1,302.5
Total	1,448.3	29.0	19.2	189.3	.269	4,492.6
TOTAL PROPOSED DEVELOPMENT:	Gross Acres	Water million gal/day	Sewage million gal/day	Elect. million watts/day	Solid Waste million lbs/day	Gas 1000 ft ³ / day
RESIDENTIAL	12,036.8	8.3	5.8	423.3	.285	9.7
COMMERCIAL	497.8	1.7	2.4	173.5	.002	-
INDUSTRIAL	1,448.3	29.0	19.2	189.3	.269	4.5
TOTALS	13,982.9	39.0	27.4	786.1	.556	14.2

1 Includes existing development.

2 Assumes 30,000 square feet average size of industrial building.

3 No generation factors available for commercial.

Figure 9-4
INFRASTRUCTURE DEMAND
GENERATION FACTORS

LAND USE TYPE	WATER	SEWAGE	ELECTRICITY	SOLID WASTE	GAS	COMMUNITY PARK	NEIGHBORHOOD PARK	LIBRARY VOLUMES
RESIDENTIAL:	Average gal/day/du	Average gal/day/du	Average kw/du	Average lbs/cap/day	Average ft ³ / customer/ day	Ac/1000 persons	Ac/1000 persons	Volumes per capita
Very low density	335	200						
Low density	335	200						
Medium density	230	160	1.4	4.2	320	2.0	4.5	2
High density	230	160						
COMMERCIAL:	Average gal/day/ft ²	Average gal/day/ac	Average watts/ft ²	Average lbs/day/ 100 ft ²				
General	.080	.055	10	10	-	-	-	-
Regional	.300	.275	8	15				
INDUSTRIAL:	Average gal/ac/day	Average gal/ac/day	Average watts/ft ²	Average lbs/ac/day	Average ft ³ / customer/ day			
Research & Development	14,000	20,000	3.0	1860	1850	-	-	-
Service	15,000	21,500	.375	13	1850			

E.12c

Proposed parks shown in the Conservation and Open Space Element more than adequately meet demand indicated in Figure 9-3.

6. Noise

Element 6.1, Transportation Noise, evaluates the impacts created by highway and railroad noise. Figures presented in Element 6.1 define noise zones in terms of the noise environment and its impact on residential uses as well as illustrating the effect of changing traffic speed and volume on noise impacts.

7. Archaeologic Sites

Element 6.4, Conservation and Open Space, presents a general description of the archaeologic significance of the planning area and the impact of urban development on archaeologic material. Background information was obtained from the University of California, Riverside; their report is on file with the City of Palm Desert.

V. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The conversion of open areas to urban uses in those portions of the planning area designated for urban expansion will create adverse environmental effects which cannot be avoided. The impacts will be the direct result of population increases. The following is a summary of unavoidable adverse impacts to the environment of Palm Desert.

- . Increased traffic will create higher air and noise pollution levels.
- . Increased utility needs, especially water, which will create a burden on the CVCWD to meet demands at full development.
- . Tamarisk rows planted to control blowsand will tend to eliminate views from the Valley floor.
- . Humidity levels will rise as landscaping associated with increased development becomes more pronounced.
- . Development will remove large amounts of open space between the Whitewater Flood Control Channel and the northern boundary of the City's Sphere of Influence.
- . Views of the night sky will be reduced.

VI. MITIGATION MEASURES PROPOSED TO MINIMIZE THE ADVERSE ENVIRONMENTAL IMPACT

The nature of the General Plan and its associated elements establishes as a principal criteria the mitigation of detrimental environmental impacts. Mitigation measures are outlined for each element in the various elements' policy statements.

The degree to which mitigation measures reduce adverse impacts is partially dependent upon policy statements in the General Plan and further by specific actions taken at the time of the plan's implementation. The mitigation measures are not clearly identified at this time other than to say that it is the basic formative procedure of the General Plan to accomplish this task.

VII. ALTERNATIVES TO THE GENERAL PLAN

No Project Alternative

This alternative is not viable in that the City of Palm Desert has no choice as to whether to do a General Plan or not. State law requires the development of a General Plan and the City could, therefore, be subject to suit if one is not completed.

Status Quo Alternative

The possibility of developing the planning area in its present configuration is one alternative. However, the policies of the major land owners and the City, as illustrated in the General Plan, tend to preclude this alternative.

Other Alternatives

In the course of developing the General Plan, a number of alternatives were considered before the final urbanization plan was delineated. Most of these alternatives were simple variations in organizational concepts. They dealt with the structure and detailing of varied land uses throughout the planning area.

The alternatives mentioned above were all variations of a maximum development strategy. It was felt necessary to apply this development plan in order to provide all necessary community services without creating detrimental tax levels in the long term. Proposed industrial development is far from existing urbanized areas. The cost/revenue study indicates that development of these areas is probably necessary to provide a sufficient tax base for future development.

VIII. THE BALANCE BETWEEN SHORT-TERM AND LONG-TERM EFFECTS OF THE GENERAL PLAN

It is inevitable that as the General Plan is implemented there will be a number of impacts on the City's environment. These impacts can be considered short-term since they are felt at the first stages of the Plan's implementation, even though some portions of the Plan will not be implemented for many years. Adverse impact will be most apparent during the short term.

In the long-term the Plan's positive effects will become more evident. The development of a well-planned community will create an attractive and desirable environment in the planning area.

The Plan, as it is proposed, maintains a balance between short-term effects and long-term uses.

IX. IRREVERSIBLE OR IRRETRIEVABLE ENVIRONMENTAL CHANGES

It is generally considered that urbanization of those portions of the planning area designated for urban expansion is an irreversible environmental change. The acquisition, development, and/or maintenance of parks and open space areas along with provisions of adequate levels of public services will help to minimize adverse changes. They will also provide the opportunity for offsetting social benefits.

X. GROWTH-INDUCING IMPACT OF THE GENERAL PLAN

Implementation of any of the options of the General Plan will have considerable growth-inducing impact, although most of the factors which encourage growth are already present. Implementation of the Plan will tend to expand on and organize many of the existing factors which will result in increased development.

The rate of development is the key factor to the General Plan's effect as a growth-inducing agent. The background for this is found in the Population and Economics Element, and the final result is seen in the Land Use Element.

ORGANIZATIONS AND PERSONS CONTACTED DURING
PREPARATION OF THE E.I.R.

Living Desert Museum, Ms. Karen Fowler

Deep Canyon Research Center

University of California, Riverside, Mr. Pat Barker

Bureau of Land Management

Coachella Valley Water District, Mr. Warner Norried

Coachella Valley Association of Governments

Southern Pacific Railroad

CALTRANS, Mr. Don Weaver

Riverside County Fire Marshall

Desert Sand Unified School District, Mr. Harlow

Riverside County Air Pollution Control District

U. S. Department of Agriculture Soil Conservation Service,
Mr. Norman Elam

City of Palm Desert, Mr. Paul Williams

Riverside County Planning Department

City of Palm Springs, Mr. Richard Service

College of the Desert, Dr. F. D. Stout

INFRASTRUCTURE DEMAND

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- California State Department of Public Health, Status of Solid Waste Management in California, Berkeley, California, 1968.
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- Water: Public Works Journal Corporation, Public Works: February 1972, (Countywide Study Forecasts Water Use), E. Strasberg, Pennsylvania, 1972.
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APPENDIX A

SUMMARY OF FINAL ENVIRONMENTAL IMPACT REPORT

The final Environmental Impact Report on this project includes:

1. The Draft E.I.R. including the General Plan elements.
2. Comments and recommendations received on the Draft E.I.R. in writing or as a part of the public hearings before the Planning Commission on December 9, 1974, and City Council on January 6 and 20, 1975.
3. The original and supplemental Staff reports prepared on the E.I.R.
4. The comments received from Mr. Burrell dated December 16, 1974 and the Staff's response to these comments.
5. Report entitled "Floristic List for Deep Canyon Watershed Oct. 1973" adopted by reference.
6. Report entitled, "Bird List for Boyd Center and Deep Canyon Transect Aug. 1974" adopted by reference.
7. Report entitled "Annual Report 1973-1974 - Philip L. Boyd Deep Canyon Desert Research Center" included by reference.
8. Report entitled "Supplement to the Palm Desert Sphere of Influence Study" including economic analysis prepared by Wilsey & Ham.
9. Report entitled "Supplemental #2, including Economic Analysis on the Sphere of Influence and adopted by reference.

ENVIRONMENTAL IMPACT REPORT

Just as State law (Government Code Section 65000 et. seq.) mandates that all municipalities prepare and adopt a General Plan, so too does it require that reports on the environmental impact of the plan (EIR's) be prepared (Public Resources Code Section 21000 et. seq.). These reports are designed to provide the official decision-making bodies of the City and the general public with sufficient pertinent information on the expected environmental, social, and economic impacts of the proposed long-range General Plan for the City.

Because of the non-specific nature of the Plan and the extensive research which went into the preparation of its twelve elements, much of the data that would normally be included in a separate

environmental document is found in the General Plan itself. Therefore, a summary of the EIR process as it relates to this project should begin on October 3, 1974, when the City received the Preliminary Draft of the General Plan from its planning consultants. This first draft was studied by City administrative personnel and members of the Citizen's Advisory Committee (CAC) during an intensive 3-week review period. At the end of this time, the Preliminary Draft was returned to the consultants so that the modifications recommended by the CAC could be incorporated into the Plan.

The resulting document was the Public Hearing Draft of November 12, 1974, which, in addition to the twelve General Plan elements, also contained a specific section dealing with the Plan's environmental impacts. However, as in the previous draft, much of the environmental information was scattered throughout the General Plan elements. This document not only included the City-related input, but also included the input from all the other affected public agencies.

AGENCIES RECEIVING COPIES

As soon as the Public Hearing Draft was received, a Notice of Completion was sent to the Secretary of the State Resources Agency in Sacramento indicating that the City was preparing to circulate the General Plan/EIR document to other agencies for their review and comments. The following have received copies:

1. Riverside County Air Pollution Control District
2. Riverside County Office of Road Commissioner and County Surveyor
3. Riverside County Planning Commission, Indio and Riverside offices
4. Riverside County Sheriff's Office
5. Riverside County Airports Director
6. Riverside County Health Department
7. Riverside County Fire Protection Planning and Engineering Officer
8. Coachella Valley County Water District
9. California Department of Transportation
10. California Department of Parks and Recreation
11. University of California at Riverside
12. California History Preservation Department
13. U.S. Post Office
14. Bureau of Land Management
15. Coachella Valley Television
16. Coachella Valley Soil Conservation District
17. Coachella Valley Association of Governments
18. Coachella Valley Recreation and Park District
19. Desert Sands Unified School District
20. Palm Desert Chamber of Commerce
21. College of the Desert
22. Riverside Museum Associates

23. City of Palm Springs
24. City of Indio
25. City of Rancho Mirage
26. City of Indian Wells
27. Southern California Gas
28. Palm Desert Disposal Services, Inc.
29. Palm Desert Community Service District
30. Southern California Edison
31. General Telephone
32. Living Desert Reserve
33. Regional Water Quality Control Board, Colorado River Basin Region

The draft EIR, comments from other agencies, private individuals, and organizations who have reviewed the draft, the Staff's responses to those comments, and any input from local citizens at public hearings are then combined into a single document which is called the Final E.I.R. It is this final report which must be certified as complete by the Planning Commission and City Council.

SUBSTANTIVE ASPECTS OF THE E.I.R.

The heart of any EIR is determined by its substantive aspects. Sending out the proper notices and forms will not help an EIR if its authors have overlooked a serious, adverse impact or have recommended ineffective mitigation measures. Because of its generalized content, the EIR for the Palm Desert General Plan provides for an overall analysis of long-range effects that would result from the adoption of the General Plan rather than those short-range impacts created by the plan's more specific proposals. These impacts will be assessed in future EIR's as implementation takes place.

SUMMARY OF E.I.R.

The early sections of the report outline the planning area and describe the primary features of the physical environment. Section 6 of the General Plan contains data on topography, geography, soils, seismic and other geologic hazards, flooding, vegetation, and wildlife. This is supplemented with discussions on the climate, air quality, hydrology, and mineral resources found in the planning area. The existing man-made physical environment is dealt with in detail in the General Plan elements on population and economics, housing conditions, circulation systems, public facilities and archaeology.

The next section describes how the implementation of the General Plan would affect the previously-described environment and what has been proposed to minimize negative impacts.

- although topography would be altered as development occurs, most land is of little intrinsic value to man, except for those significant topographic areas such as the sand dunes and mountain areas which would be preserved.
- exposure to earthquake, blowsand, and flood hazard areas can be minimized through the proper use of zoning ordinances and development controls.
- loss of most of the native plant and animal habitats due to development of the valley floor is minimized by provisions in the General Plan which protect all rare and endangered species in the planning area, as well as provide a suitable environment for more common flora and fauna types.
- provisions for the conservation of unique natural areas in the Conservation and Open Space Element, the preservation of scenic vistas in the Scenic Highways Element, and the increased acquisition of public parks in the Public Facilities Element all serve to offset the loss of existing open space as vacant land is developed.
- as development occurs, air quality is expected to decline - primarily as a result of the increased number and distance of automobile trips. Although emission control standards are not in local hands, implementation policies in the Land Use and Urban Design Elements could reduce the amount of increase of pollutants by encouraging cluster rather than sprawl development, thus enabling the eventual use of circulation systems other than the private car.
- controls on future growth will help to minimize the increase in humidity caused by additional development.
- although an increase in population is expected to alter the social stability and characteristics of the present population of Palm Desert, implementation of policies presented in the Urban Design Element, Population and Economics Element, and Housing Element should produce beneficial effects on the social fabric of the City.
- the overall economic impact of the Plan should have desirable consequences for Palm Desert by insuring a stable economic base, thus allowing the City to meet expenditures and provide a high level of services without a burdensome level of taxation.
- transportation will be affected by the Circulation Element which contains recommendations for improving existing modes of travel and for the creation of alternative systems.

- developmental and architectural controls should greatly improve the aesthetic quality of the planning area.
- the General Plan will require an extensive increase in new urban infrastructure and public facility needs at complete development. Funds for these improvements can be generated by a variety of revenue sources and without placing a burdensome tax load on the existing residents.
- additional highway and railroad noise is anticipated. Corrective and mitigating measures have been recommended in the Urban Design Element and Transportation Noise Element.
- impacts on existing and potential archaeological sites have been evaluated in the Conservation and Open Space Element.

The next section of the EIR Element lists those adverse environmental effects which cannot be avoided. These include:

- increased traffic which will create higher air and noise pollution levels.
- increased utility needs, especially water, which will create a burden on the Coachella Valley County Water District to meet demands at full development.
- Tamarisk rows planted to control blowsand will tend to eliminate views from the valley floor.
- humidity levels will rise as landscaping associated with increased development becomes more pronounced.
- development will remove large amounts of open space between the Whitewater Flood Control Channel and the northern boundary of the City's Sphere of Influence.
- views of the night sky will be eliminated.

The following section addresses itself to mitigation measures which have been proposed to minimize adverse environmental impact. In this case, the elements of the General Plan have been prepared with mitigation measures as one of their principal design criterions.

Alternatives to the General Plan proposal are examined in the EIR Element and will be further discussed in the section on Staff response to EIR comments. In addition, as a part of the development of the City's Sphere of Influence, seven alternative planning areas were analyzed with input from the public, Citizen's Advisory Committee, Planning Commission and City Council. The approved planning area was established on the basis of Environmental Impacts, ability to serve, etc. Subsequently as a part of the preliminary General Plan analysis, at least

three alternatives were developed and evaluated. Therefore, a number of alternatives were developed and evaluated. Therefore, a number of alternatives were analyzed before the proposed General Plan was presented.

The balance between short-term and long-term effects of the General Plan are also discussed. In the long term, the Plan's positive effects will become more evident as an attractive and desirable environment is created.

Finally, the EIR summarizes the irreversible or irretrievable environmental changes. For this project, urbanization and urban expansion are reviewed as the major irreversible changes.

RESPONSE TO EIR COMMENTS

The Draft Environmental Impact Report (EIR) for the Palm Desert General Plan has been circulated to various public agencies that may be affected by the proposed plan as it is implemented. The following responses to the comments of the reviewing agencies are included as information that should be considered in conjunction with the Draft EIR and the comments of the public agencies.

Comments on the Draft EIR have been received from the following agencies:

1. Coachella Valley Association of Governments (CVAG) - informal staff comments
2. Coachella Valley Recreation and Park District
3. Coachella Valley County Water District
4. Palm Desert Property Owners Association
5. United States Department of the Interior, Bureau of Land Management
6. State of California Resources Agency, Department of Parks and Recreation
7. Riverside County Air Pollution Control District
8. Coachella Valley Recreation and Park District
9. Southern California Gas Company

Responses to the comments relative to the content of the Draft EIR are as follows:

1. C-VAG: C-VAG comments were presented at an informal staff meeting on November 27, 1974 and related to the need to include additional information on the growth-inducing impacts of the Plan, alternatives to the Plan, and economic analysis.

Response: In general, C-VAG comments relate to the need to document the planning process utilized in development of the General Plan. It is recommended that the following be incorporated into the final EIR.

A. Growth Inducing Impact of the General Plan

Implementation of the proposed General Plan will have a considerable growth-inducing impact on the City of Palm Desert. However, it should be noted that the land use proposals included in the Plan are based on regional and local market factors as well as economic base studies for the City and its sphere of influence. (See Section 3 of the General Plan Public Hearing Draft.) Population in the City and the sphere of influence is projected to increase from approximately 19,510 in 1974 to approximately 45,800 in 1995. This represents an annual average growth rate of 4.15 percent. As this growth occurs, Palm Desert will increase from approximately 18.4 percent of the Coachella Valley population to approximately 25.8 percent of the Coachella Valley population.

The growth projected in the City and the sphere of influence is growth that can be anticipated due to planned developments in the near future (1975-1980) and regional trends. Thus, while the Plan projects a substantial growth in population, the growth that is planned is a result of on-going regional trends. The proposed plan will provide the City with the opportunity to control the manner in which the anticipated growth will occur.

Impacts on Growth Policy

Population growth within the Coachella Valley has been rapid (100 percent increase 1950-1960; and 61.1 percent increase 1960-1970). While individual cities have been able to control growth and the manner in which growth occurs, this has resulted in a shift in development to unincorporated areas and other cities within the Valley and the net increase in population has remained at a high level. Thus, it appears that any alteration to the rate at which growth occurs must come through the efforts and growth policies of regional agencies rather than individual cities.

B. Alternatives to the General Plan

In addition to the alternatives to the Plan discussed on page 16 of the Draft EIR, several plan alternatives were discussed at various stages in the planning process. These included:

1. Development of the residential areas at different densities than those recommended in the proposed plan: Alternatives included discussions regarding both higher and lower densities in portions of the planning area, and the current recommendations were arrived at through a series of staff, town forum and citizen meetings.
2. Development of different land use structures: Alternatives included variations on the location, intensity and types of use indicated in the proposed plan. The recommended plan represents a refinement of all previous alternatives as well as a land use pattern that balances the various fiscal and service impacts of the plan.
3. Alternative to the circulation network: Alternatives considered related to development of a section line grid system. This alternative was rejected due to current travel desire lines, and the desire of the community to develop a circulation network that would strengthen its unique identity.

The recommended plan is a synthesis of the various alternatives and provides a balance of fiscal factors and community objectives. (For details of the fiscal aspects of the plan, see the Palm Desert Sphere of Influence Study.)

C. SB.938 requires general plans to consider energy conservation in their development

The policies of the proposed general plan recommend the examination of all development in light of energy needs. (see page 1.P.1 in the Land Use Element.)

2. Coachella Valley Recreation and Park District: Comments related to the need to reference various community facilities in the proposed general plan.

Response: The major recreational, institutional, and public facilities are referenced on the land use map and the open space and conservation map.

3. Coachella Valley County Water District: Comments from the Coachella Valley County Water District concern recommended changes to Figure 9-4, Infrastructure Demand and Generation Factors, on page E.12c. They offer this data:

Response: Changes noted and recommendation for inclusion Final EIR.

<u>Residential</u>	<u>People/DU</u> ^{<u>1/</u>}	<u>Water</u> ^{<u>2/</u>}	<u>Sewage</u> ^{<u>3/</u>}
Very low density	2.6	700	340
Low density	2.6	700	340
Medium density	2.6	700	340
High density	1.9	510	250

1/ Figure 4-5, page 4.B.2.b.

2/ Based on 270 gpcd, Table IV-1 Riverside County Comprehensive Water and Sewerage Plan, December 1972.

3/ Based on 130 gpcd, Table IV-2 Riverside County Comprehensive Water and Sewerage Plan, December 1972.

4. Palm Desert Property Owners Association: Comments from the Association concern: (a) The EIR will not withstand future attack by developers, land owners or other groups seeking changes or relief; (b) data used throughout the EIR is out of date and that projections based on this data are understated; (c) disagreement over the future availability of sufficient water supplies; (d) relationship between increased density and increased air pollution and humidity; (e) social changes in the population of Palm Desert; (f) high density promotes the uncontrolled increase of property values, resulting in demands for even higher density; (g) adverse impacts from solid waste, noise, and light pollution.

Response: (a) the EIR is an informational document only. It cannot be used to approve or deny a project, which in this case is the General Plan. The General Plan is only one of a series of regulatory devices, along with specific plans, the Zoning Ordinance, Subdivision Regulations, etc., that will be used to evaluate future development requests. Simply conforming to the land-use designation does not guarantee that the development will be permitted. In no case should the General Plan be interpreted as being so inflexible as to prevent equitable relief for members of the community.

(b) Every attempt has been made to use the most current information available for this EIR. In some cases, the figures have been adjusted to reflect change in the method of data collection. Data which cannot be revised is presented in the form in which it has been received and clearly labeled as such. To insure that more current information has not been overlooked, the Draft EIR is circulated to all agencies which may be affected, requesting their review and comments. Finally, the General Plan is not a static document; it is updated each year and undergoes a major revision every five years.

(c) The Draft EIR makes no attempt to ignore the potential problem of adequate future water supplies. Page E.12 addresses this issue and provides that "as the General Plan is implemented and updated, it will be important for public utilities to review future needs and specifically for the Coachella Valley County Water District to make a determination of the possible establishment of new water sources."

(d) The statement that higher density will lead to higher levels of air pollution and humidity is misleading and incorrect. Numerous studies have shown that urban areas with high to moderate densities have lower per capita service costs than equivalent size cities developed at very low densities. Figure 9-4 on page E.12c points out that water consumption and sewage output are lower per dwelling unit for medium and high density than for low or very low density. Cluster development enables the use of alternatives to the automobile which would not be feasible in an area developed exclusively at a low density level.

(e) As stated in the report, "the changes created by urbanization of the planning area will doubtlessly be viewed as detrimental by some of the current residents of Palm Desert." The Plan recommends changes that would improve the social environment of the City for many family types and income levels.

(f) As the cost of land, construction labor, and materials continues to climb, developers have been forced to build more units per acre so that the cost of the individual new dwelling unit does not rise beyond the means of the average family.

(g) Environmental impacts regarding solid waste, noise, and light pollution have been adequately addressed throughout the elements of the General Plan.

5. United States Department of Interior (BLM)

(comments): The Bureau of Land Management commented favorably on the EIR, indicated some of their current plans and activities, and made some clarifications regarding BLM property as it relates to the General Plan.

Response: No response requested or required.

6. State of California Department of Parks and Recreation

(comments): The Department expressed appreciation for having the opportunity to review the EIR and indicated that the General Plan will have no detrimental affects on the State Park System.

Response: No response requested or required.

7. Riverside County Air Pollution Control District

(comments): The District commented in general on pollution problems and indicated their inability to conduct any studies on ambient air quality at this time.

Response: No response requested or required.

8. Southern California Gas Company

(comments): The Firm stated its willingness to continue to provide utility services to the best of its ability to meet all existing and future requirements of the City.

Response: No response requested or required.

RESPONSE TO ADDITIONAL COMMENTS RECEIVED ON THE ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE PALM DESERT GENERAL PLAN

A. BACKGROUND

At the public hearing on the General Plan on January 6, a response was received from Mr. Tim Burrell of the firm of Young, Henry & McCarthy, Attorneys, with regards to the content of the Environmental Impact Report for the Palm Desert General Plan. This report is being prepared to respond to the comments received and to elaborate on any areas that merit additional data, as a result of these comments. The appropriate action if these comments are considered adequate, would be to incorporate them into the final E.I.R. to be certified by the City Council. These comments are the accumulation of the responses of the representatives of the firm of Wilsey & Ham and the City Staff.

B. RESPONSES

1. DESCRIPTION OF THE PROJECT

Mr. Burrell indicates that the State Guidelines require certain summary information to be provided as a part of the E.I.R. In addition, the report should summarize the environmental characteristics and engineering proposals that are in the General Plan. He states that the report must indicate the effect this plan would have on public services. In addition, he indicates that the E.I.R. for the General Plan does not contain a thorough economic analysis of the effects that should occur if the plan is implemented. Finally, he indicates that there should be some reference for precise location and boundaries of the General Plan planning area.

COMMENT

Mr. Burrell's comments, in this section and in subsequent sections of his letter regarding the E.I.R. on the General Plan, deal in a large part, with the estimation on the part of the City Staff and City's Consultant firm to the amount of specificity that should be included in the General Plan. The ruling section with regard to specificity in the State Guidelines is Section 15147. It states that the degree of specificity required in any E.I.R. will correspond to the degree of specificity involved in any underlining activity which is described in the E.I.R. In that section under subpoint B, it indicates that the adoption or amendment of a comprehensive Zoning Ordinance or a local General Plan should focus on the secondary effects that can be expected to follow from the adoption, but the E.I.R. need not be as detailed as an E.I.R. on the specific construction project that must follow. Under subsection C of the same section, it indicates that the requirements for an E.I.R. on the local General Plan or element thereof will

be satisfied by the General Plan element document -- i.e., no separate E.I.R. is required if, (1), the General Plan addressess all the points required in an E.I.R., Article 9 of these guidelines, and (2), the document contains a special summary Section or coversheet identifying where the General Plan addressed each point required. The former has been the format utilized in the E.I.R. and the General Plan addressing each point required. In Staff's opinion this General Plan E.I.R. cannot be evaluated in terms of its relationship to an Environmental Impact Report on the specific development project as proposed by Mr. Burrell.

The purpose of this section on the description of the project as is implied, is an attempt to require an E.I.R. to begin with the full description of the project involved, in terms of setting the stage for the subsequent environmental evaluation of said project. The State Guidelines in setting up criteria for establishing the description of the project attempts to require certain precise information to be provided so the project can be accurately described. To describe a planning document as extensive as the General Plan can be done in a number of ways. The Consultant has chosen to use the route of referencing the various sections of the General Plan that fully describe the parameters under which a project is established. Another alternative would have been to summarize each element in terms of what is attempted to be done by the elements and to describe their relationship to each other. However, in the Staff's opinion the methodology used is in conformance with the State Guidelines in terms of providing an adequate description of the project. This is particularly true since the Guidelines under Section 15141 indicate that the information should be limited to the amount needed for the evaluation and review of the Environmental Impacts.

Mr. Burrell's statement with regards to the fact that the report must indicate the effect of the plan on public services does not correspond with the requirements of the State Guidelines. However, it should be noted that throughout the General Plan the emphasis was placed upon the ramifications as to the policies, goals and implementations in relationship to their effect upon the public services. It is stressed throughout, that the General Plan was created upon the basis of providing adequate public service without a requirement of a property tax. To achieve this ideal, it was necessary, therefor, to construct the General Plan with a considerable concern for the ramifications on public services. It should be noted that the E.I.R. on Page E.12 does describe the impact of the General Plan in terms of public services in figure 9-3, which is entitled "Impact on Urban Infrastructure".

Mr. Burrell's comment with regard to the E.I.R. having no thorough economic analysis as to the effects would not seem to be appropriate in the description of the project. To make this statement with regards to the description of the project seems to be totally inappropriate. In addition, to the thorough economic analysis not being required by the State Guidelines, it should be noted that Assembly Bill No. 938 which would require such analysis was vetoed by Governor Reagon on September 27, 1974. Also, an economic analysis was prepared by the Consultant in conjunction with the General Plan and is referred to in the E.I.R. on page E.10. Finally, Mr. Burrell's comment with regards to lack of some reference to the precise location and boundaries of the General Planning area seem to be totally incorrect since the E.I.R. document clearly states that a detailed description of the plans' purpose is in the introduction and the land use element describes the planning area.

2. DESCRIPTION OF THE ENVIRONMENTAL SETTING

Mr. Burrell indicates that this section is in violation of the State Guidelines and cites as an example the information presented on the air quality. He states that this City's contribution to such problems as air pollution should be stated.

COMMENT

That State Guidelines establishes this section so that the setting in which the project is proposed can be described as a starting point for the evaluation of the environmental effects of the project, in relationship to the previous description of the actual project. Further, the description of the existing environment is an attempt to describe the regional environment and the specific site environment in a reasonably comprehensive manner, in order to give the reader of the E.I.R. a broader perspective in which to view the proposed project. The information provided in the E.I.R. with regards to the description of the environmental setting is in relationship to all the elements of the General Plan, and in the Staff's opinion is an adequate description.

3. ENVIRONMENTAL IMPACTS

Mr. Burrell indicates in his letter a concern with regards to the description of the Environmental Impact of the proposed project with regards to the lack of specific facts and figures used to describe the Environmental Impacts. He uses as an example the statement with regards to the increase in humidity in relationship to population, and the fact that the Consultants failed to designate an exact figure, such as a range of humidity levels in relationship to the population base--in terms of a rise in humidity. Secondly, Mr. Burrell indicates that the report fails to state the amount of animal and plant life that exists in the various areas

of the City of Palm Desert and its sphere of influence. He states that the information with regards to the amount of animal and plant life that will be displaced or destroyed due to the implementation of the General Plan should be stated. Thirdly, he comments with regards to the levels of air pollutants that are expected with regards to implementations of the General Plan. He indicates a concern that this amount is not stated in the General Plan.

In addition, Mr. Burrell, indicates a concern with regards to the relationship of the General Plan with population concentrations and distribution. He indicates that an assumption could be gained that the General Plan has no effect on population. He indicates that the population calculations made seem to be without any regard to the General Plan of the City. He states a concern with regards to the lack or the effect of the plan with regards to controlling or channeling growth either away from or into the City of Palm Desert, and states that such figures should be contained in the E.I.R.

He also indicates a concern with regards to noise levels; and the fact that there is no statement made with regards to the increases of noise that would occur because of the implementation of the General Plan. Finally, he indicates that the most serious deficiency of the E.I.R. is the lack of economic data. He illustrates this concern with regards to the lack of economics data in terms of a lack of knowledge with regards to the cost of various land uses proposed in proportion to their economic benefit. He uses as an example, industrial development adjacent to the freeway, and questions the cost for this industrial development in relation to the taxes returned to Palm Desert. He goes on to illustrate potential, premature extension of service provided for this industrial development which would result in a burden on the City versus a benefit.

COMMENT

Mr. Burrell's statement on the E.I.R. with regards to the lack of reference to specific facts and figures simply is not true. An example would be section 4, pages E8A, E8B, E9, E12A, and E12B. With regards to his example as to humidity levels and ranges as they relate to population increases, such data simply is not available and could not be given under the existing facts. It could be truthfully stated that such evaluation could not be qualified scientifically. Such an exercise would be beyond the scope of an E.I.R.

In regards to Mr. Burrell's comment as to the statement of the amount of animal and plant life existing which would be displaced, as a result of the implementation of the General Plan; the plant and animal life were analysed in some detail

in the impacts of development with regards to the form of the Plan and was given careful consideration throughout the preparation of the General Plan. The E.I.R. in section 4A.3 page E.8 references the description of vegetation and wildlife that appear in the appropriate sections of the General Plan. In relationship to the State Guidelines, it appears that the Flora and Fauna was adequately addressed in the General Plan and the related E.I.R. However, the City has been provided with three documents on the Philip L. Boyd Deep Canyon Research Center which deal extensively with the Flora and Fauna of the area. They are the annual report 1973-1974, "Bird List for Boyd Center and Deep Canyon Transect", and "Floristic List for Deep Canyon Watershed, Oct. 1973". Staff recommends that these documents be included in this final E.I.R. With regards to Mr. Burrell's concern with regards to air pollutants, the E.I.R. addresses air pollutants in as complete and detailed manner as possible on the basis of studies that have been conducted in the valley. The E.I.R. on page E.8 clearly indicates that there is a need for a regional air pollutant study, and the letter received from the air pollution control district clearly illustrates the need for this study. A more complete analysis of the air pollution problem is a study that would require analysis on the regional basis which was beyond the General Plan.

Mr. Burrell's concern with regards to the lack of a strong relationship between population projections and the General Plan is not true. The General Plan does have a strong relationship with the population projections that exist in the General Plan. For example, if the various densities were modified in the General Plan, the effect would be a substantial change to the population projections. The Environmental Impact Report clearly states that there will be a change in regards to the social makeup of Palm Desert as a result of the implementation of the General Plan which results indirectly from the increase in population. The E.I.R. states that the population and economics element does have the amount of population and the effects from that population.

With regards to Mr. Burrell's reference to effect on noise levels resulting in the implementation of the General Plan, the General Plan and the E.I.R. both discuss noise and indicates the existing noise levels and the relationship of noise to the land use patterns. The statement by Mr. Burrell with regards to quantifying future noise levels which would result from the implementation of the General Plan simply is not possible. This would require a detail analysis of traffic volumes and knowledge of facts which relate to the future that would have to come from a crystal ball; and is not possible in terms of a quantifiable item to the Consultants or the

Staff. To provide Mr. Burrell's request to establish the noise levels that will result from the implementation of the General Plan simply is not possible. However, the Consultants preparation of the plan does indicate measures to be used in the development of the General Plan as subsequent implementation tools to be utilized to reduce the impact of noise levels. These techniques are accepted techniques throughout the State and the Nation, and are to be implemented only for the purpose of reducing the noise levels which would result from the increase in traffic and population that is proposed in the General Plan. His reference to both population and noise again deal with the level of specifics that exist in the General Plan. To get to the level of detail Mr. Burrell has requested is not possible in an E.I.R. on a General Plan and indeed, is not required by State Guidelines.

With regards to Mr. Burrell's concern to the lack of economic data in the E.I.R., again it must be stated that the State Guidelines do not acquire an economic analysis. It should be stated, however, that the General Plan does include a detailed economic analysis which is referenced on page E.10. Mr. Burrell's concern with regards to premature development of land specifically with regards to industrial development along I 10, it seems to Staff would be more appropriately addressed in subsequent implementation tools to be adopted by the City as a result of the General Plan. Therefore, his concerns at this time are premature and do not relate to the E.I.R. Mr. Burrell's desire to have the amount of increases and certain adverse affects to be quantified simply is not possible. Both the General Plan and the E.I.R. related to it, deal with secondary effects and cannot possibly quantify in detail the degree of increased adversity.

It should be stated that the completion and adoption of the General Plan will not have a direct adverse impact upon the environment, because these are simply studies, reports and policy documents designed to guide the future decisions of the City in matters concerning community development. They will, however, stimulate many secondary impacts as a result of the actions that are likely to follow the actual adoption of the General Plan. These affects have been adequately derived and described both in the General Plan and related E.I.R.

4. ADVERSE ENVIRONMENTAL IMPACT EFFECTS WHICH CANNOT BE AVOIDED

Mr. Burrell in his letter states that without facts or information it is not possible for the City to be aware of the level of various adverse environmental effects of the General Plan. He indicates that the state law requires that the reason for proceeding with the project despite its adverse environmental effects must be stated in the E.I.R. He states

that there seems to be no reasons why the General Plan has been proposed despite its affect of eliminating the small town character of Palm Desert, overburdening the supply of water for the area, increasing the humidity, and providing a great traffic problem for the highways. Finally, he states the E.I.R. should indicate the effects on human health to be expected from air pollution, high humidity, increases in noise, and seismic dangers.

COMMENT

In so far as the General Plan itself is intended to investigate the impacts of urban development, it could be argued that some of the elements of the General Plan could contribute benefits in excess of the adverse impacts that they promote. Mr. Burrell's statement to the fact that the state law requires reasons for proceeding with a project despite adverse environmental effects is only an inference made by Mr. Burrell by reading the State Guidelines. The state law, Section 15143, subsection B indicates a permissive description with regards to why the project is proceeding even though there are adverse effects that cannot be alleviated. It is Staff's and the Consultant's opinion that an E.I.R. should not be a justification for a General Plan; and, in fact, it should state the impacts. This is the attempt under the adverse Environmental effects that cannot be avoided addressed on page E14. As stated at the first public hearing before the Council in the General Plan, the wording in this section seems to be somewhat strong, particularly with regards to the view of the night skies. It is impossible to state that they would be eliminated. However, it can be stated that views of the night skies could be reduced as a result of the implementation of the General Plan. Staff believes that Mr. Burrell is overly reacting to the wording in the E.I.R. In addition, Staff is of the opinion that the statement made in the E.I.R. do comply with State Guidelines. Finally, Mr. Burrell's states that the E.I.R. doesn't indicate the effects on human health to be expected from the adverse effects. This again, gets down to the basic concern that Mr. Burrell has regarding the E.I.R with which the Staff has an opposite opinion, that is the degree of specificity of the information provided. Staff must again state that the E.I.R. for the General Plan must be as general as the General Plan and in those terms this does E.I.R. does comply with the State Guidelines.

5. MITIGATION MEASURES

Mr. Burrell in his letter states that the section on Mitigation measures has no mitigation measures that would lessen the adverse environmental effects. He states that the report should state and indicate the various tradeoffs that would lessen the adverse consequences of implementing the General

Plan. He states that the crucial portion of this section of the E.I.R. in terms of the General Plan would be data that indicates a level of the environmental impacts that are acceptable. He again states that the City must have information to show that a particular level of humidity, air pollutions, seismic risks or other environmental affects are acceptable for the residents in the City of Palm Desert. He again stresses the fact that the E.I.R. must provide noise levels that will be curbed as the plan is implemented in various portions of the City. He states, in addition, that the E.I.R. must provide information that indicates that a particular level of noise is acceptable to the citizens of Palm Desert and to the proposed land use.

COMMENT

Mr. Burrell's statement to the effect that the Mitigation measures had not been indicated in the E.I.R. on the General Plan simply are not true. The E.I.R. clearly states that one of the basic criteria for the General Plan and its associated elements is the Mitigation of detrimental environmental impacts. Mitigation measures are stressed in each element of the General Plan. The E.I.R. stresses that the policies to be established by the Council and subsequent implementation policies will have a drastic effect on adverse effects in terms of their ultimate levels. As stated previously, the estimated level with regards to noise, with regards to air pollution and humidity, have been indicated throughout the entire E.I.R. and the General Plan to the degree of 'specifics as possible with this type of planning document. Mr. Burrell's statement as to the lack of specific data does not relate to the document that he is reviewing.

6. ALTERNATIVES

Mr. Burrell in his letter indicates that the E.I.R. does not analyze in detail the various alternatives to the General Plan. He states that the alternatives are absolutely essential so that the citizens and the City may point out the different proposals that may be more beneficial to the City than the proposed plan.

COMMENT

It should be noted that the Staff report prepared on the Final E.I.R. indicates the several alternatives that were discussed which Mr. Burrell was not able to review as a part of the final environmental impact report. Therefore, in this area he was not able to see the alternatives. Under this section the possibility of a no project alternative does not exist since the state requires a General Plan be adopted and the City has no alternative but to adopt a

General Plan. Another alternative that is not available to the City in this project is to delay the project. Since the General Plan is mandated by state law, it is not possible to delay the project beyond the specific deadlines established by the state for this City which is June 30, 1975. The third alternative, therefore, and the acceptable one is to allow the project. The Staff report as indicated above does address the various alternatives that were reviewed in establishing the public hearing draft on the General Plan and related E.I.R.

7. RELATIONSHIP TO SHORT TERM USES AND LONG TERM PRODUCTIVITY

Mr. Burrell in his letter indicates a concern to the effect that the guidelines in the state sections that established the criteria for this section of an E.I.R. is longer than the information provided within the E.I.R. on the General Plan. He states that the E.I.R. should indicate the short-term losses that will occur after the implementation of the General Plan. In addition, this section should provide facts and figures to justify the conclusion that the General Plan will be a long-term benefit to the City of Palm Desert.

COMMENT

Throughout the General Plan and the E.I.R. this relationship was considered. It is Staff's opinion that the accumulative effect of all the General Plan Elements are that they regulate, eliminate, and shape the development of the community so as to promote the greatest efficiency with the least amount of conflict. The role of the subject elements is to further decrease conflicts between the City and the environment by officially making the various qualities specified in the General Plan, a part of the required planning process. If this is accomplished, then the short-term effects of the implementation of the General Plan will be drastically reduced with the long-term effect of the General Plan being a positive effect. In the end there will be developed a well-planned community which will create an attractive and desirable environment within the area. It is, therefore, the opinion of the Staff that the General Plan as it is proposed maintains a balance of the short-term effects and the long-term uses. It is on this basis, therefore, that Mr. Burrell's statements with regards to this section do not apply.

8. IRREVERSIBLE ENVIRONMENTAL CHANGES

Mr. Burrell in his letter indicates the irreversible environmental effects should be described in detail so that the City is aware of how much each of the resources will be affected in implementing the General Plan.

COMMENT

The irreversible or irretrievable environmental changes are indicated throughout the General Plan and Mr. Burrell's statement is simply not true. On page E18 the E.I.R. clearly indicates that these environmental changes are offset through the acquisition, development and/or maintenance of parks, open space, along with adequate levels of public service which will minimize these adverse changes. The specific analysis of these areas for changes would have to be done on the project basis at which time the specific quantified amounts can be evaluated with regards to each project. An attempt to do this at this stage is not possible; and, if the attempt was made, it would not be of any value since the specific implementation tools such as the zoning ordinance, subdivision ordinance, etc., are the documents that will specify the specific environmental changes that are irreversible or irretrievable. On this basis, therefore, it could be stated that the adoption of the General Plan would not have substantial irreversible or irretrievable changes which are contrary to Mr. Burrell's statements.

9. GROWTH INDUCING IMPACTS

Mr. Burrell in his letter states that by providing improvements of public services, the General Plan would encourage growth within the City of Palm Desert. He states the effects of this General Plan will be enticing additional development within the City, and this should be described, but is not in the General Plan.

COMMENT

Again it must be stated that the growth inducing impacts are discussed in various sections of the General Plan. Mr. Burrell's statement with regards to adoption of a General Plan enticing development cannot be considered true in that the present adopted General Plan known as the Cove Communities General Plan, in essence is doing the same thing; and it is hoped that the new General Plan as adopted would reduce this element and is an improvement in terms of planned growth with regards to the City of Palm Desert. In addition, the Staff report on the E.I.R. stresses that fact that the General Plan will provide the City with an opportunity to control the growth.

10. ORGANIZATIONS AND PERSONS CONSULTED

Mr. Burrell in his letter states that the City must consult with an agency which would be responsible for providing services within the area covered by the General Plan and he questions why the various agencies that are affected by this General Plan were not contacted.

COMMENT

The list of those agencies contacted is in the E.I.R. In addition, the City Staff upon receipt of the E.I.R. on the General Plan did forward it to some 33 different agencies and their response has been outlined in the Staff report on the General Plan and the E.I.R. On this basis, therefor, Mr. Burrell's comments to this section do not have merit. The reason that the City did not notify the State Planning Agency was on the basis of the belief that the affects of this General Plan was more localized in nature than the statewide concerns. On that basis, therefor, the various cities in the valley and the local regional agencies, C-VAG, were the agencies to which the City circulated the General Plan document. The State Department of Resources did receive a notice of the completion of the General Plan by the City and a copy of the actual General Plan.

11. A TIME FOR REVIEW

Mr. Burrell's letter indicates that the period of review for the City's E.I.R. on the General Plan was from November 12 to December 9. He states that state guidelines indicate that there should be a 90 day review for the review of the E.I.R. and that another 30 days should be allowed for the review of the final E.I.R.

COMMENT

Under section 15160 of the State Guidelines on environmental impact reports, the State Guidelines state that the public agencies may establish time periods for review in their implementing procedures for reviewing agencies. The City Council in their adoption of their Resolution No. 73-14 which is the City's guidelines did establish specific review periods. Under section 23 of this resolution the time for review of the draft E.I.R. was established for 20 days. In that the State Guidelines, with regards to review periods, only suggests certain time periods, this time for review does comply with these guidelines. Since the document was reviewed by other agencies within the time specified by Resolution 73-14, it would appear that this E.I.R. does comply with City guidelines and therefor, State guidelines. Upon completion of the review period the Staff did prepare a final

E.I.R. This was forwarded to the Planning Commission as a part of their consideration of the General Plan and was acted upon then as their part of their evaluation of the General Plan.

Mr. Burrell's statements do conform with the state guidelines in that the permissive wording is utilized throughout the guidelines. With regards to review periods, in Staff's opinion the processing of this E.I.R. does comply with the City's guidelines and the State's Guidelines.

12. PUBLIC PARTICIPATION

Mr. Burrell states that the E.I.R. must contain certain basic information, the comments by governmental entities, the public and the City's replies to these comments. He states that the Environmental Impact Report has no replies with regards to the environmental issues raised in the process of the E.I.R. He further states, that while the City held a public hearing on the plan that the members of the public were limited to three minutes apiece.

COMMENT

Mr. Burrell's statement as to the requirement that the E.I.R. must contain certain basic information is true and the Staff's prepared Final E.I.R. does contain all this information which was not available to Mr. Burrell in his review of the draft E.I.R. This information as required by the City's Environmental guidelines was available in the City's offices prior to the hearing on the General Plan. In addition, the report by the Staff on the Final E.I.R. did include all the letters received on the E.I.R. responses to each letter.

Mr. Burrell's statement that the public was limited to three minutes with regards to the General Plan before the Planning Commission was simply not true and should be noted that the Chairman prior to the hearings on both the E.I.R. and on the General Plan requested that statements be limited since there was a great amount of detail with regards to both the E.I.R. and the General Plan. Also, that specifically on the General Plan, the public was to be allowed to speak on each element of the General Plan, which would have allowed up to 27 minutes by each person on the General Plan. On that basis, therefor, Mr. Burrell's comments with regard to the public hearing do not have merit.

13. SUMMARY OF AN ENVIRONMENT IMPACT REPORT

Mr. Burrell in his letter completes the evaluation of the E.I.R. with two sections. The first section deals with the

summary of the E.I.R. He restates that the letter that he has written is not intended to describe in detail each and every deficiency of the E.I.R. It merely sites examples that indicate the report violates each of the critical sections contained in the State Guidelines. He states that since the E.I.R. is considered inadequate by him that this would open the General Plan to an act by any land developer who is not entirely pleased with what the General Plan does to his property. He feels that the City should, therefor, require the Consultants to revise the E.I.R. so that the wishes of the citizens of Palm Desert cannot be affected by a squawk of a land owner.

COMMENT

Mr. Burrell's statements do not seem to hold water with regards to the E.I.R. and the General Plan. What Mr. Burrell fails to realize is the real purpose of the State Guidelines which is to establish criteria on which to evaluate the environmental effects of any project that is being considered. The purpose of the Guidelines is to provide public agencies with principals, objectives, criteria, and definitions for the statewide application of the California Environmental Quality Act of 1970. Contrary to Mr. Burrell's concern it is not a collection of specific data that describes in every detail the total environmental effects of a project that encompasses 82 square miles; and, in fact, is a planning document whose purpose is to improve the environmental quality of development, that will inform the public decision-makers, the Council, and the General Public of the effects of the project that is proposed. An E.I.R. may not be used as an instrument to rationalize an approval of a project or to indicate adverse impacts and require that a project be disapproved. While the guidelines require that major considerations be given to preventing environmental damage, it is recognized that public agencies have obligations to balance other public objectives including economic and social factors in determining whether and how a project should be approved.

Mr. Burrell's approach as to reviewing this document has been typical of a review of a specific, precise project that can be quantifiably evaluated from the standpoint of its environmental effects. Mr. Burrell in reviewing of this project has failed to consider that the General Plan is a planning document which tends to guide the orderly development of the community with particular emphasis placed upon the preservation of the environment, where possible. In addition, the document attempts to evaluate the social and economic factors in relationship to the environment with the result being the optimum community possible under the present planning criteria available to the City. It is on this basis, therefor, the Staff must reject a majority of Mr. Burrell's comments as not factual and incorrect, with the reasons stated above.

WILSEY & HAM

Earl P. Wilsey (1892-1957)

1631 HUNTINGTON DRIVE • P. O. BOX 430 • SOUTH PASADENA, CALIF. 91030 • Telephone (213) 799-9181 • Cable "WHINT"

November 7, 1974

Mayor Henry Clark
Chairman C. Robert Hubbard
City of Palm Desert
45-275 Prickly Pear Lane
Palm Desert, California 92260

Dear Mayor Clark and Chairman Hubbard:

Wilsey & Ham is pleased to transmit this Public Hearing Draft of the Palm Desert General Plan. The Plan reflects the culmination of an extensive effort by the Citizen's Advisory Committee (CAC), City Council, Planning Commission, City staff, Citizens of Palm Desert, outside agencies and Wilsey & Ham.

During the process it has been our intention to have the Plan represent the aspirations of Palm Desert citizens as expressed through the Citizens Advisory Committee, by other citizens at the various Town Forums and by Council and Commission at our various study sessions.

The Public Hearing Draft reflects the intensive review made by subcommittees of the Citizens Advisory Committee and City Staff of the Preliminary Draft which was presented to the City on October 3rd. Most of the CAC recommendations have been incorporated into this draft.

The purpose of the Preliminary Draft review was to obtain comments so that the Public Hearing Draft would come as close as possible to reflecting citizen, Staff and Wilsey & Ham consensus. Inasmuch as the purpose of the public hearings is to obtain final citizen input regarding the Plan we anticipate that a few changes to the Plan may still be required. All requests for changes by the CAC, City Staff or citizens at this time should be addressed at the time of Commission and Council hearings. The Commission and Council upon receipt of written or verbal requests for changes at the hearings should then ask for Staff and Wilsey & Ham comments, discuss the merits of the proposed changes, and request that Wilsey & Ham incorporate those changes they consider appropriate into the adopted and printed document.

Commission recommendations for changes to the Public Hearing draft should be made in the context of the resolution approving the Plan - subject to the recommended additions, deletions or changes. Council should act on the Commission recommendations as part of their deliberations.

Mayor Henry Clark
Chairman C. Robert Hubbard
City of Palm Desert

November 7, 1974
Page 2

We wish to express our thanks to the Citizen's Advisory Committee and Chairman George Berkey as well as City Manager Harvey Hurlburt, Director of Environmental Services Paul Williams, Director of Finance Bob Fleischman and planner Sam Freed, as well as the Council and Commission for their help in preparing this Plan.

Sincerely,

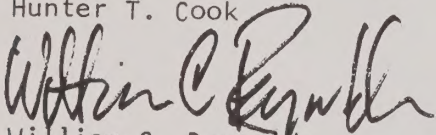
WILSEY & HAM



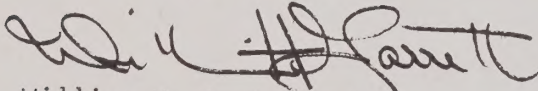
Larry B. Morrison, AIP
Program Director



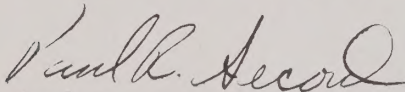
Hunter T. Cook



William C. Reynolds



William H. Garrett, AIP



Paul R. Secord

Enclosure

LBM:sjb

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